
Fw: 137226 Plots C & E and 137227 Plot D, Great Jackson Street

From Ken Richards [REDACTED]

Date Thu 12/02/2026 11:06

To Lucy Harrison [REDACTED]

Lucy,

FYI and as discussed. These would just be reflected as developer's costs in the re-test.

Thanks

Ken

Ken Richards MRTPI MRICS
Principal Development Surveyor
Development Team
Development & Investment Estate Service
Growth & Development

[REDACTED]

<http://www.manchester.gov.uk/>

POSTAL ADDRESS: Manchester City Council
PO Box 532, Town Hall, Manchester M60 2LA

From: Adam Mirley [REDACTED]

Sent: 12 February 2026 11:03 AM

To: Ken Richards [REDACTED]; Robert Waterhouse [REDACTED]

Subject: RE: 137226 Plots C & E and 137227 Plot D, Great Jackson Street

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Hi Ken

I can confirm that these costs would not have a material impact on our viability findings.

If you need anything further please let me know.

Kind Regards

Adam

From: Ken Richards [REDACTED]
Sent: 11 February 2026 16:12
To: Robert Waterhouse [REDACTED]; Adam Mirley [REDACTED]
Subject: Fw: 137226 Plots C & E and 137227 Plot D, Great Jackson Street

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Adam, Rob

See below from planning, we just need confirmation that the below figures, being additional costs to the developer on each plot, do not have a material impact on your assessment of the planning stage financial viability review and should be picked up as part of the late stage review?

Thanks
Ken

Ken Richards MRTPI MRICS
Principal Development Surveyor
Development Team
Development & Investment Estate Service
Growth & Development

[REDACTED]

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POSTAL ADDRESS: Manchester City Council
PO Box 532, Town Hall, Manchester M60 2LA

From: Lucy Harrison [REDACTED]
Sent: 11 February 2026 3:33 PM
To: Ken Richards [REDACTED]
Cc: Jennifer Atkinson [REDACTED]
Subject: 137226 Plots C & E and 137227 Plot D, Great Jackson Street

Hi Ken

As discussed, the applicant is going to make a financial contribution on each of the above schemes towards restoration measures at Holcroft Moss under Policy JP-C8 (Transport Requirements of New Development) of Places for Everyone. The amounts for each scheme are as follows:

137226 Plots C & E - £64,602

137227 Plot D - £23,899.

Please would you ask Savills to comment on whether these payments would have an impact on the conclusions of the viability assessments.

Many thanks

Lucy

Lucy Harrison
Senior Planner
Development Management Central Core
Planning, Building Control & Licensing
Growth & Development Directorate
Manchester City Council



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NB My days of work are Monday, Tuesday, Wednesday and Thursday

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