
Fw: URGENT - 137226 & 137227 - Great Jackson Street

From [REDACTED]
Date Fri 21/08/2026 10:04
To Lucy Harrison [REDACTED]
Cc Jennifer Atkinson [REDACTED]

Hi Lucy

See comments from Savills below. To confirm, I would agree with the advice provide below.

Thanks

[REDACTED]

[REDACTED] 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: [REDACTED]
Sent: 21 August 2026 9:58 AM
To: Ken Richards [REDACTED]
Cc: [REDACTED]
Subject: RE: URGENT - 137226 & 137227 - Great Jackson Street

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Hi [REDACTED]

Having reviewed the recent revisions to the NPPF (August 2026) and the Viability Planning Practice Guidance (December 2025), it is our view that these changes do not materially alter the methodology by which the viability assessments for the above schemes have been undertaken.

The viability appraisals were prepared in accordance with the established principles set out within national policy and guidance, including the use of standardised inputs, an EUV+ approach to Benchmark Land Value and an assessment of developer return. Whilst the recent updates reinforce the plan-led approach to viability and provide further clarification on the application of viability assessments, they do not introduce changes that would affect the underlying assessment methodology or the conclusions previously reached in respect of these proposals.

Accordingly, we consider that the revisions would not alter the way in which the viability of the two schemes has been assessed.

Many thanks,

[REDACTED]
[REDACTED] MRICS
Associate
Development Consultancy



Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW

Tel: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

Website: [savills.com](https://www.savills.com)



From: [REDACTED]
Sent: 20 August 2026 11:03
To: [REDACTED]
Cc: [REDACTED]
Subject: Fw: URGENT - 137226 & 137227 - Great Jackson Street

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Hi [REDACTED]

I would be grateful for Savills opinion on the query raised by Planning colleagues below.

Thanks

[REDACTED]
[REDACTED] MRTPI MRICS
Principal Development Surveyor
Development Team

Development & Investment Estate Service
Growth & Development



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

From: Lucy Harrison [REDACTED]
Sent: 19 August 2026 12:41 PM
To: [REDACTED]
Cc: Jennifer Atkinson [REDACTED]
Subject: URGENT - 137226 & 137227 - Great Jackson Street

Hi [REDACTED]

The NPPF was revised on Monday (see policy DM5; Development Viability on page 20) and the PPG on Viability was revised in December 2025. Please would you confirm that the revisions would not alter the way the viability on the above two proposals has been assessed.

Many thanks

Lucy

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



http://www.manchester.gov.uk

Postal Address: Planning, Manchester City Council, Floor 6, Town Hall Extension, PO Box 532, Town Hall Manchester M60 2LA (Sat Nav System use M2 5DB)

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

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