
RE: Great Jackson Street, Manchester - Plot D Application (137227) & Plot C & E Application (137226), works to Plot E

From [REDACTED]
Date Thu 02/04/2026 09:30
To [REDACTED]
Cc [REDACTED]

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Hi [REDACTED]

Sorry for the delay on this.

Plot C&E

- On 2.4 & 2.5, these relate to market norms, they have been tested with Savills based on their experience of dealing with other viability negotiations across the City and they are content that they are consistent with the approach MCC have adopted on other s.106's.
- On 2.7, Savills viability report refers to market normal returns of between 15 and 20% of GDV, Savills are content that in the current challenging sales market developers looking at open market schemes are seeking 20% as a minimum return hence being comfortable with this translating into the s.106, it is also consistent with other s.106 review mechanism assumptions across the city.
- On 2.9.1 – The only requirement on the Council is to assess the whole application, there is no need to look at it on a phase by phase basis. This has been agreed to aid deliverability given the scale of the development.
- On 2.9.2 – There needs to be an incentive on a developer to seek to maximise the returns from a scheme, this is consistent with other s.106's across the city and is set out in viability guidance
- On 2.9.3 – This is consistent with other s.106's across the city

Plot D

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- On 2.9.3 – This is consistent with other s.106's across the city

Any questions let me know.

Kind Regards

[REDACTED]

[REDACTED]

Director
Development

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

Tel: [REDACTED]

Mobile: [REDACTED]

Email: [REDACTED]

Website: savills.com

From: [REDACTED]

Sent: 26 March 2026 15:19

To: [REDACTED]

Subject: Fw: Great Jackson Street, Manchester - Plot D Application (137227) & Plot C & E Application (137226), works to Plot E

Hi [REDACTED]

Have you had a chance to review the attached?

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: 03 March 2026 4:01 PM
To: [REDACTED]
Subject: Re: Great Jackson Street, Manchester - Plot D Application (137227) & Plot C & E Application (137226), works to Plot E

Hi [REDACTED]

We've received further objection letters in relation to the above, following publication of the addendum reports on BTR.

I would be grateful for your comments on the attached where specific reference is made to Savills reports.

Happy to discuss

Thanks

[REDACTED]
[REDACTED]
[REDACTED] MRTPI MRICS
Principal Development Surveyor
Development Team
Development & Investment Estate Service
Growth & Development

[REDACTED]

[REDACTED]

[REDACTED]

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

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