



Department for  
Communities and  
Local Government

Manchester City Council  
P O Box 532  
Town Hall  
Manchester  
M60 2LA

Via email: [a.mitchell@manchester.gov.uk](mailto:a.mitchell@manchester.gov.uk)

**Please ask for:** Fiona Hobbs  
**Tel:** 0303 44 48066  
**Email:** [Fiona.hobbs@communities.gsi.gov.uk](mailto:Fiona.hobbs@communities.gsi.gov.uk)

**Your ref:**

**Our ref:** NPCU/RTI/B4215/77416

**Date:** 13 March 2017

Dear Sir

**Town and Country Planning Act 1990**

**Construction of two residential apartment buildings with ancillary amenity facilities for residents including a gym, landscaped terrace and swimming pool, new public realm and landscaping including two new pedestrian connections to the Castlefield basin from Chester Road, basement car parking and related highway, access, servicing and associated works.**

**Application Number: 113870/FO/2016**

I refer to the above application which has been the subject of third party requests to call in for determination by the Secretary of State for Communities and Local Government.

The Secretary of State has carefully considered this case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively.

The Government is committed to give more power to councils and communities to make their own decisions on planning issues, and believes planning decisions should be made at the local level wherever possible.

In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that the application should be called in. The Secretary of State has decided, having had regard to this policy, not to call in this application. He is content that it should be determined by the local planning authority.

In considering whether to exercise the discretion to call in this application, the Secretary of State has not considered the matter of whether this application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

Yours sincerely

*Rachael Beard*

**Rachael Beard**  
**Planning Casework Manager**