



Department for  
Communities and  
Local Government

Ms Sarah Ramsbottom  
Managing Director  
Castlefield Estates

Via email:  
sarah.ramsbottom@castlefieldestates.com

**Please ask for:** Fiona Hobbs  
**Tel:** 0303 44 48066  
**Email:** Fiona.hobbs@communities.gsi.gov.uk

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

**Date:** 13 March 2017

Dear Ms Ramsbottom

**Town and Country Planning Act 1990**

**Application for the 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.  
Location: 2-4 Chester Road Manchester M15 4QG  
Application Number: 113870/FO/2016**

During telephone conversations, you have been informed you will be advised of the outcome to the call-in request on the above application.

The Government remains committed to giving more power to councils and communities to make their own decisions on planning issues, and believe that planning decisions should be made at the local level wherever possible. The call-in policy makes it clear that the power to call in a case will only be used very selectively.

The Secretary of State has decided, having had regard to this policy, not to call in this application. He is satisfied that the application should be determined at a local level.

I appreciate that this is not the preferred outcome for you and I understand that there will be great disappointment as a result. It is however, now for Manchester City

Council to determine this application and a copy of our letter to the Council is attached for your information.

Yours sincerely

*Fiona Hobbs*

**Fiona Hobbs  
Planning Casework Officer**