



Department for
Communities and
Local Government

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Your ref: 12/1212M and 12/1213M

Our ref: NPCU/R0660/71689

Date: 30 July 2013

Dear Ms Moore

**Macclesfield Town Centre Development. Applications 12/1212M and 12/1213M
Land at Churchill Way, Duke St, Roe St, Samuel St, Park Lane, Wardle St, Water
St, Exchange St, Wellington St, & Gt King St, Macclesfield Town Centre**

I refer to earlier correspondence regarding the above.

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.

The Secretary of State has carefully considered the impact of the proposal, and the key policy issues which this case raises. In his opinion, the proposals do not: involve a conflict with national policies on important matters; have significant long term impact on economic growth and meeting housing needs across a wider area than a single local authority; have significant effects beyond their immediate locality; give rise to substantial cross boundary or national controversy; raise significant architectural and urban design issues; or involve the interests of national security or of foreign Governments. Nor does he consider that there is any other sufficient reason to call the application in for his own determination. He has therefore decided the application should be determined at local level, and has not called it in.

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

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Colmore Row
Birmingham B3 2PW

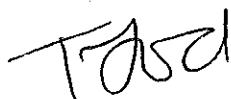
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Impact Assessment) Regulations 2011. The local planning authority responsible for determining this application remains the relevant authority responsible for considering whether these Regulations apply to this proposed development and, if so, for ensuring that the requirements of the Regulations are complied with.

The Government is concerned that all local authorities should administer the planning system with the utmost propriety. However, authorities are independent of central government and are responsible for their actions and decisions to their local electorate, their monitoring officer and, ultimately, the courts. Ministers have no statutory duty or powers to supervise the general propriety of individual authorities and, therefore, I cannot comment on Cheshire East Council's handling of this matter and the propriety and procedural matters you raise.

The Article 25 Direction issued pursuant to the Secretary of State's letter of 19 June 2013 is hereby withdrawn.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T Ford', written in a cursive style.

Tina Ford
Planning Casework Officer