

3rd May 2024

FAO Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall Extension
Albert Square
Manchester
M60 2LA

Dear Jennifer,

Sparkle Street, Manchester – Application for Full Planning Permission

Please find enclosed a Full Planning Application being submitted on behalf of Foras (Sparkle Street) Ltd, which seeks approval from Manchester City Council for the development of land bounded by Store Street to the north, vacant land to the east, residential buildings to the south and Sparkle Street to the west (the 'Site') within Manchester City Centre. The Site falls within the Manchester Piccadilly Strategic Regeneration Framework Area.

Background

Foras (Sparkle Street) Ltd is a subsidiary of JRL Construction ('JRL') who are a leading developer and construction specialist who delivers integrated construction solutions across a wide range of large and complex schemes in the UK. JRL have extensive experience in delivering high profile and high quality 'Build-to-Rent' (BtR) developments concentrated primarily in Greater London. JRL are seeking to bring their expertise and knowledge to Manchester by further investing into the city centre market after commencing development on the Castings scheme located nearby (Ref. 127317/FO/2020).

The proposals will help to contribute to the ambitions of the Manchester Piccadilly SRF by creating a new, best-in-class residential community within a 'neighbourhood of choice' on land that is currently limited by its existing use. Building on the success of recently approved applications for development coming forward in this part of the City Centre, Sparkle Street will further help to forge the area as a vibrant neighbourhood and will provide a catalyst for other schemes to come forward and unlock the economic potential of the area outside Manchester Piccadilly Station.

The Proposed Development

The proposals are for a new residential development, providing 359 high quality apartments set across two elements, ranging from 10 storeys to 28 storeys. The residents will be provided with a wide range of amenity spaces throughout the building as well the opportunity to enjoy access to private external terraces and shared garden. The building will be supported by improved landscaping as part of the

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proposals, which includes the provision of street trees to enhance the public realm and immediate streetscape.

The Description of Development as set out on the Application Form is as follows:

“Full Planning Permission for demolition of existing vacant buildings and erection of a part 10 storey, part 28 storey residential development comprising 359 homes (Use Class C3) with supporting amenity spaces, and associated highways works, landscaping, plant areas, and other associated works.”

Application Documentation

The Covering Letter should be read in conjunction with the following documents submitted with this application:

Document	Responsibility
Application Forms and Certificates	Deloitte
Accommodation Schedule	Simpson Haugh
Design Documents and Plans	
Site Location Plan and Existing Site Plan	Simpson Haugh
Proposed Plans, Sections and Elevations	Simpson Haugh
Demolition Plan	Simpson Haugh
Landscape Plans	Reform
Design and Access Statement	Simpson Haugh
Landscaping Strategy	Reform
Non-EIA Documents	
Heritage Assessment	Salford Archaeology
Planning and Tall Building Statement	Deloitte
Statement of Consultation	Deloitte
Construction Management Plan (including Demolition Method Statement and Demolition Management Plan)	JRL Construction
Archaeological Assessment	Salford Archaeology
Environmental Standards Statement	Watts
Energy Statement	JRL Sustainability
Ecological Assessment	ERAP
Biodiversity Net Gain Assessment	ERAP
Crime Impact Statement	GMP: Secure by Design
Transport Assessment	Curtins

Document	Responsibility
Framework Travel Plan	Curtins
Waste Management Strategy	Curtins
TV Reception Survey	Watts
Broadband Connectivity Assessment	Watts
Viability Assessment	CBRE
Ventilation Strategy	Watts
Aviation Safety Assessment	Pager Power
Arboricultural Impact Assessment	Bowlands
Air Quality Assessment	Cass Allen
Acoustic Assessment	Cass Allen
Fire Statement	Clarke Banks
Flood Risk Assessment and Drainage Strategy	Curtins
Phase 1 Preliminary Risk Assessment and UXO Survey	Curtins
Phase 2 Site Investigation Report	Curtins
Health Impact Assessment	Enfusion
Environmental Statement	
Volume 1 – Environmental Statement	
Volume 2: Technical Appendices	
Volume 3: Non-Technical Summary	

Summary

Payment of the planning application fee in the sum of £88,334.00 has been made via the Planning Portal (ref: PP-12339160). I would be grateful if you could please confirm receipt of this fee and written confirmation of receipt and registration of this application.

If there are any points of clarification required, please do not hesitate to contact me or my colleagues Michael Percival (0161 455 6672 / mipercival@deloitte.co.uk) or Cameron Radford (0113 455 6768 / cameronradford@deloitte.co.uk)

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP