

27 January 2026

Delivered via Planning portal

Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

Dear Angela,

DISCHARGE OF PLANNING CONDITION 45 PURSUANT TO PLANNING PERMISSION 139986/FO/2024, SPARKLE STREET, MANCHESTER, M1 2NJ

On behalf our client, Foras (Sparkle Street) Ltd ('the applicant'), an application to discharge Condition 45 pursuant to the above planning permission at Sparkle Street, Manchester has been submitted via the Planning Portal (ref: PP-14655940).

This application comprises the following information :

- Completed application form
- This covering letter
- Condition 45
 - Environment Bank – Email dated 26.01.26 (15:57) from Rory Sommerville confirming purchase and allocation
 - Biodiversity Metric ref: "B-MANC2525-MST-V01 - -of-ERAP-Ltd-2023-064-Statutory-Biodiversity-Metric-Sparkle-Street-24.07.24-002-7d0a (1) - EB Complete"

The requisite fee of £ 383.00 has been paid via the Planning Portal.

BACKGROUND

Full Planning Permission was granted for application ref: 139986/FO/2024 on 29 October 2025 for the land at Sparkle Street, Manchester for the following development:

Demolition of existing part vacant buildings and erection of a part 10 storey, part 27, 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

The permission is subject to a number of planning conditions. This application seeks to discharge the Habitat Management and Monitoring Plan for the off-site biodiversity enhancements (Condition 45).

DISCHARGE OF CONDITION

Condition 45 relates to Habitat Management and Monitoring Plan for the off-site biodiversity enhancements prior to commencement of the development, stating:

Prior to commencement of development excluding the demolition works identified on plan reference 10413-SHP-Z0-A-B5D8-JC20-XP-XX-001 a Habitat Management and Monitoring Plan for the off-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

The enclosed email dated 26.01.26 and Biodiversity metric confirms the units purchased and clarifies the following;

The Gains Site Reference number for the Habitat Bank associated with this development is BGS-130325001.

Once the units have been allocated, they will be listed here: [BNG: Biodiversity gain site records](#)

Regarding your Biodiversity Gain Plan, which needs to be submitted to discharge your BNG condition, you will need to provide information on the units purchased. Below are the relevant sections from us:

7. Off-Site Habitat Enhancements

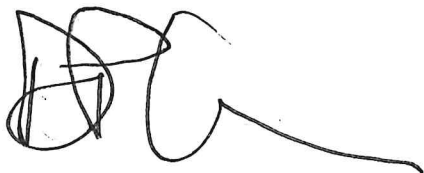
- **7.1 Tell us about the off-site habitat enhancements: Purchasing off-site biodiversity units from EBL HB Ltd**
- **7.2 Biodiversity gain site register reference number: BGS-130325001**
- **7.3 How have you secured the off-site habitat enhancements? A conservation covenant via RSK Biocensus Ltd**

When purchasing off-site units from Environment Bank, the net gain can exceed 10% due a combination of the effect of rounding up to our minimum unit transaction value per unit type, and due to supplying specific units to abide by trading rules

We trust you have all the information that you require to validate this application and approve the details associated with Condition 45.

Please do not hesitate to contact me if you require any further information.

Yours Sincerely



David Green

Design Director – Midgard Ltd