

08 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 4(A), 7, 9, 11, 14a (i, ii, iii), AND 44 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 4a, 7, 9, 11, 14a, and 44 pursuant to the above planning permission at Sparkle Street, Manchester has been submitted via the Planning Portal (ref: PP-14610604).

This application comprises the following information :

- **Completed application form**
- **This covering letter**
- **Condition 4(a): Risk Assessment Report**
 - Updated Phase 2 Ground Investigation Report, produced by Curtins Consulting Ltd (ref: SPS-CUR-XX-XX-RP-G-82-0003-P05)
 - Remediation Strategy, produced by Curtins Consulting Ltd (ref: SPS-CUR-XX-XX-RP-G-82-0006-P01)
- **Condition 7: Construction Environmental Management Plan (CEMP)**
 - Construction Environmental Management Plan (CEMP), produced by Midgard Ltd (CEMP) SPS-JRLG-EM-XX-PL-Z-0001-C03
 - Resource Management Plan, produced by Midgard Ltd, produced by Midgard Ltd SPS-JRLG-EM-XX-PL-Z-0002-C02
 - Construction Phase Health and Safety Plan, produced by Midgard Ltd BO-JRLG-SM-SHE-PL-Z-0002-C03
- **Condition 9: Piling Risk Assessment**
 - Piling Risk Assessment, produced by Curtins Consulting Ltd (ref: SPS-CUR-XX-XX-RP-G-82-0004-P01)
- **Condition 11: Flood Risk Assessment and Drainage Strategy**
 - Flood Risk Assessment & Drainage Strategy, (ref: SPS-CUR-ZZ-ZZ-RP-C-83-0001-P05)
 - Drainage Planning Condition Discharge Report, (ref: SPS-CUR-ZZ-ZZ-RP-C-83-0002-P01)
 - Drainage Specification, (ref: SPS-CUR-XX-XX-SP-C-83-0001-P01)
 - Existing and Proposed Drainage Catchments, (ref: SPS-CUR-ZZ-ZZ-DR-C-83-1903-P01)
 - Overland Flow Routes, (ref: SPS-CUR-ZZ-ZZ-DR-C-83-1904-P01)
 - Drainage Layout Ground Floor, (ref: SPS-CUR-ZZ-L00-DR-C-50-1900-P6)
 - Drainage Layout Podium Level, (ref: SPS-CUR-ZZ-L01-DR-C-83-1901-P06)
 - External Works, (ref: SPS-CUR-ZZ-ZZ-DR-C-19-1700-P01)

- External Works Build Up Details, (ref: SPS-CUR-ZZ-ZZ-DR-C-19-4710-P02)
- Manhole Schedules, (ref: SPS-CUR-ZZ-ZZ-DR-C-83-0930-P03)
- Drainage Notes, (ref: SPS-CUR-ZZ-ZZ-DR-C-83-4910-P02)
- Drainage to be abandoned, (ref: SPS-CUR-ZZ-L00-DR-C-83-1902-P01)
- Drainage Details Sheet 1 to 5 inclusive, (ref: SPS-CUR-ZZ-ZZ-DR-C-83-4920-P03 to SPS-CUR-ZZ-ZZ-DR-C-83-4923-P03, and SPS-CUR-ZZ-ZZ-DR-C-83-4924-P02).

Note: All the above has been produced by Curtins Consulting Ltd

- **Condition 14a (i, ii, iii) – Local Benefit Proposal**
 - Sparkle St Employment & Skills Plan
- **Condition 44 – UXO Management Plan**
 - Sparkle Street UXO Risk Management Plan
 - Sparkle Street Emergency Site Evacuation Plan
 - Sparkle Street UXO Toolbox Talk

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 pre demolition and condition to facilitate the commencement of demolition works on-site.

DISCHARGE OF CONDITIONS

Condition 4(a): Risk Assessment Report

Condition 4(a) requires to the submission of an Updated Phase 2 Ground Investigation and Remediation Strategy. Part A of the Condition requires the submission of a Preliminary Risk Assessment prior to the commencement of the development (other than demolition), stating:

Notwithstanding the Phase 1 Preliminary Risk Assessment, Curtins and R - P03 Phase 2 Ground Investigation, Curtins, R - P04 prior to the commencement of the development excluding the demolition works identified on plan reference 10413-SHPZ0-A-B5D8-JC20-XP-XX-001 the following information should be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) A Report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification.

Part B of the Condition requires any works to be carried out with the agreed Remediation Strategy and the submission of a Completion / Validation Report prior first use / occupation of the development. For the avoidance of any doubt, this application is only seeking to discharge part A of Condition 4.

The enclosed Updated Phase 2 Ground Investigation Report (ref: SPS-CUR-XX-XX-RP-G-82-0003-P05) provides conclusions and recommendations on in Section 11 on Page 51. The Remediation Strategy (SPS-CUR-XX-XX-RP-G-82-0006-P01) sets out the remedial measures to be undertaken under Section 5, pages 13-15.

Subject to approval, the risk assessment and measures set out in the proposed remediation strategy are considered satisfactory to fully discharge Condition 4(a).

Condition 7: Construction Environmental Management Plan (CEMP)

Condition 7 requires to the submission of a Construction Management Plan (CEMP) prior to the commencement of the development (other than demolition), stating:

No development other than demolition shall take place until a construction management plan or construction method statement has been submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt should include;

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;*
- * Parking of construction vehicles and staff*
- * Sheetting over construction vehicles; and*
- *Details of how routing of construction vehicles will ensure that the structural integrity of the adjacent listed Aqueduct is protected*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plan

The enclosed CEMP Plan (ref: Sparkle St Construction Phase H&S Plan rev 2) and supporting Resource Management Plan and Health and Safety Plan, details the proposed working practices during the construction of the development and addresses each of the points listed in Condition. It is therefore considered that all the required information has been provided and that the CEMP therefore meets the requirements of the condition.

Condition 9: Piling Risk Assessment

Condition 9 requires to the submission of details of the method of piling / risk assessment prior commencement of the development (other than demolition), stating:

Prior to the commencement of the development (excluding above ground demolition identified on plan reference 10413-SHP-Z0-A-B5D8-JC20-XP-XX-001), details of the method for piling, or any other foundation design using penetrative methods, for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.

The enclosed Piling Risk Assessment SPS-CUR-XX-XX-RP-G-82-0004_P01) provides an overview of the site's ground and groundwater conditions and considers the potential risks associated with the adoption of Continuous Flight Auger (CFA) piles to groundwater. The Piling Risk Assessment concludes that there is a low risk to contamination of groundwater, provided that the following risk management measures are implemented:

- Site workers and visitors to wear appropriate PPE during site work.
- Auger rotation speed to match the downward progression of the pile to prevent downward movement of soils.
- Install casing and drill pile positions in stages, to seal off Made Ground soils prior to further progression into superficial soils and contamination areas. Implement clean drilling techniques where required.
- Piles to be installed with 'bottom up' technique to mitigate potential for downward migration of groundwater contamination.
- Bleed tests to be undertaken on concrete used to ensure suitable composition so not to impact groundwater.
- Use of DS-2 & AC-2 concrete mix as a minimum

The risk management measures and other guidance within the Piling Risk Assessment will be complied with throughout the development. On this basis, it is considered that the submitted Piling Risk Assessment is sufficient to discharge Condition 9.

Condition 11: Flood Risk Assessment and Drainage Strategy

Condition 11 requires the submission of a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards prior commencement of the development (other than demolition), stating:

Notwithstanding the Sparkle Street, Manchester Flood Risk Assessment and Drainage Strategy Curtins Ref: 082142-CUR-XX-XX-RP-C-92000 Revision: V04 Issue Date: 19 April 2024 and dwg 082142-CUR-XX-XX-DR-C-92500-P03, prior to the commencement of the development other than demolition as identified on plan 10413-SHP-Z0-A-B5D8-JC20-XP-XX-001, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- o Where surface water is connected to the public sewer, details of surface water attenuation to the flow rates proposed in 082142-CUR-XX-XX-RP-C-92000 Revision: V04 Issue Date: 19 April 2024.*
- o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.*
- o A finalised drainage layout showing all components, outfalls, levels and connectivity.*
- o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*
- o Hydraulic calculations of the proposed drainage system, including all design parameters.*
- Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.*
- o A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).*
- o Construction details of flow control and SuDS elements.*

The development shall be constructed and completed in accordance with the approved details prior to the occupation of the residential accommodation hereby approved.

The wording of Condition 11 sets out a list of required information in order to discharge the condition. The specific requirements of the Planning Condition, and how these are satisfied, are summarised in Section 1.0 of the enclosed Drainage Planning Condition Report ref: SPS-CUR-XX-XX-RP-C-83-0002-P01

On this basis, it is considered that the submitted information is sufficient to discharge Condition 11.

Condition 14a (i, ii, iii): Local Benefit Proposal

Condition 14a requires the submission of a Local Benefit Proposal prior commencement of the development (other than demolition), stating:

Prior to the commencement of the development other than demolition, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives*

The Sparkle Street Project provides an exciting opportunity to deliver employment and training benefits to the local community. Midgard have spoken to Ian Mulligan from Manchester City Council and have aligned our social value delivery with the KPI requirements advised for the benefit of the local community, using CITB outputs for a project with a value of £75M.

We will develop this Employment and Skills Plan detailing our social value commitments, as the project progresses: our plan will demonstrate clear pathways for local people and businesses to find opportunities on the Sparkle Street project. Our group structure means we directly employ the majority of project staff and operatives which means we have greater control over recruitment and retention and have direct access to long term career opportunities with the Group. The plan will provide a clear strategy by:

- Identifying and promoting accessible opportunities for local people, including entry-level roles and apprenticeships
- Targeting local businesses for subcontract or material supply opportunities
- Notifying Manchester's Work and Skills team of all vacancies arising
- Working with local partners, employment bodies and education providers to generate referrals to opportunities
- Providing training to support a qualified, skilled, competent and motivated workforce to deliver the contract
- Developing links into the local community to support improvements and engagement.

We are keen to make sure our social value mirrors the local authority priorities for the Manchester city area so we have based our plan on Manchester City Council KPIs, aligned to industry standard CITB Client Based Approach outputs.

It is considered that the enclosed Local Benefit Proposal meets the requirements of Condition 14a (i, ii, iii)

Condition 44: UXO Risk Management Plan

Condition 44 requires to the submission of a UXO Management Plan prior commencement of the development (other than above ground demolition), stating:

Prior to development other than above ground demolition commencing a UXO Risk Management Plan in accordance with the recommendations within the Sparkle St, Manchester, Phase 2 Ground Investigation, Curtins Ref: 082142-CUR-XX-XX-RP-G-0001, Revision: P04 Issue Date: 26 April 2024 shall be submitted and approved by the City Council as Local Planning Authority

Condition 44 requires the implementation of the risk management plan. The enclosed UXO Risk Management and Mitigation Proposal (ref. Sparkle Street UXO Risk Management Plan dated 24/11/25) confirms that 1st Line Defence has assessed that there is a Low Risk from items of German air delivered UXO, there is also an assessed Negligible Risk from Allied unexploded ordnance.

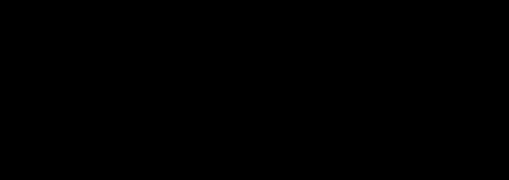
It is not considered that significant mitigation measures therefore need to be implemented, however site-specific UXO awareness briefings will be given to all personnel conducting intrusive works alongside the implementation of a site evacuation plan and establishing emergency lines of communication. The development will be carried out in accordance with the UXO Risk Management Plan.

It is considered the UXO Risk Management and Mitigation Proposal therefore meets the criteria set out within Condition 38a

We trust you have all the information that you require to validate this application and approve the details associated with Conditions 4a, 7, 9, 11, 14a and 44.

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

Yours Sincerely



David Green

Design Director – Midgard Ltd

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