

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 6 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 6 pursuant to the above planning permission at Sparkle Street, Manchester has been submitted via the Planning Portal (ref: PP-14605126).

This application comprises the following information :

- Completed application form
- This covering letter
- Condition 4
 - Sparkle Street - Demolition Construction Management Plan

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 CONDITION

Condition 6 relates to the submission of a Demolition Method Statement prior to any demolition works taking place on site, stating:

Notwithstanding the Sparkle Street Demolition Works Demolition Environmental Management Plan by JRL 16/06/2023 no demolition shall commence until a detailed construction management plan outlining working practices during demolition have been submitted for approval in writing by the City Council as Local Planning Authority, which

for the avoidance of doubt should include;

- o Display of an emergency contact number;*
- o Details of Wheel Washing;*
- o Dust suppression measures;*
- o Compound locations where relevant;*
- o Consultation with local residents/local businesses;*
- o Location, removal and recycling of waste;*
- o Routing strategy and swept path analysis;*
- o Parking of construction vehicles and staff; and*
- o Sheeting over of construction vehicles.*

The enclosed Demolition Construction Management Plan DCMP (ref. *Sparkle Street - Demolition Construction Management Plan - Condition 6 - 07.01.26*) describes the method of demolition for the existing structures at the development site. The main purpose of the DCMP is to ensure the project is undertaken in an environmentally responsible manner and to current industry best practice and standards. It also seeks to ensure works are carried out with minimal disturbance to neighbouring properties, highways and members of the public by setting out a methodology within which the demolition works will be carried out.

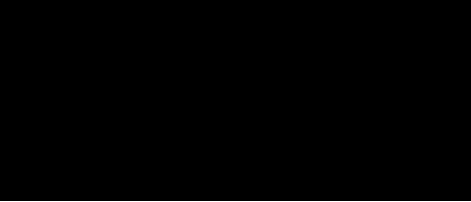
The DCMP also provides detailed information regarding site waste and water management, the health and safety measures to be undertaken and vehicular access. Specific reference is also made to the perimeter hoardings which form the boundary treatment. It is considered that the works are proposed to be taken in a responsible manner with minimal impact on neighbouring properties or stakeholders.

It is considered that the submitted DCMP meets the requirements set out within Condition 6.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 6.

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

Yours Sincerely



David Green

Design Director – Midgard Ltd