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22 April 2026

PO Box 532
Planning Growth and Development
Manchester City Council
Manchester Town Hall
Manchester
M60 2LA

Dear Angela

Sparkle Street, Manchester- Section 96a Application for Non-material Amendments to planning permission Ref: 139986/FO/2024

Foras (Sparkle Street) Ltd (the "Applicant"), has submitted an application for a non-material amendment to Planning Permission 139986/FO/2024, in accordance with Section 96A ('S96A') of the Town and Country Planning Act 1990 (as amended).

Background

Planning Permission for Sparkle Street was granted on 29 October 2025, under reference 139986/FO/2024 (the "Planning Permission").

The Planning Permission provided consent for the demolition of existing structures and the construction of a new residential development, providing 359 high quality apartments set across two elements, ranging from 10 storeys to 28 storeys. The description of development approved is as follows:

"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."

Pre-Application Consultation

The scope and format of this Application were agreed with the Case Officer of Manchester City Council via two in person meetings in November 2025 and February 2026, and subsequent email correspondence. During these consultations, agreement in principle

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was provided by the Case Officer that the proposed amendments could be progressed as a Section 96a Application to the Planning Permission (Ref: 139986/FO/2024).

All proposed changes have been shaped through detailed design review, technical requirements, and stakeholder feedback, with ongoing dialogue and agreement in principle from the Manchester City Council Case Officer during dedicated meetings and follow-up correspondence. The proposed amendments are considered non-material in nature as their scope does not fundamentally alter the established planning permission but rather addresses buildability, programme, safety, and environmental considerations ahead of the Gateway 2 submission.

In summary, these refinements represent practical, technical, and operational improvements to the consented scheme, preserving its overall intent whilst enhancing its delivery, safety, and environmental performance, summarised below.

Summary of Proposed Changes

The proposed amendments are intended to optimise the external appearance, enhance buildability and safety, reduce environmental impact, and ensure the scheme remains deliverable within site constraints, while preserving the overall intent and integrity of the original planning permission. The changes are set out visually within the supporting document submitted with this Application prepared by SimpsonHaugh and supporting plans.

Façade System and External Materials:

1. Substitution of the approved hand-laid brickwork with a prefabricated brick-faced panel system on all elevations. This update reflects a move towards modern construction techniques, improving buildability, consistency, and programme certainty.

2. Movement joint locations and brickwork detailing have been revised to suit the new panelised system, ensuring technical compatibility and visual coherence.

3. Window frame specification for upper floors has changed from anodised to powder-coated (PPC) aluminium. PPC frames offer superior durability, wider colour options, and require less maintenance, which is particularly advantageous for high-rise elements.

4. Addition of a perforated screen above an external service road door to facilitate mechanical ventilation for plant areas, addressing operational and safety considerations without impacting the principal elevations or amenity spaces.

Floor Levels and Elevations:

1. Minor adjustments to floor-to-floor heights have been made to accommodate service requirements and structural optimisation, ensuring better integration of mechanical and electrical systems within the amenity spaces, increasing their height by circa 500mm. However, the overall number of storeys and approved maximum building height remain unchanged. This is made possible reducing the height of all non-amenity floors and parapet by 25mm.

2. Modifications to building elevations and massing, including a reduction in height of Core 2 at the Level 10 terrace, have been introduced to improve structural efficiency and environmental performance. These amendments enhance the usability of the terrace and architectural coherence, while staying within the approved planning envelope.

3. Some Juliet balconies and bedroom windows have been repositioned, following minor changes to apartment layouts shown on updated floorplans. This improves internal space utilisation, daylight, and privacy, while maintaining the quantum and quality of amenity space and the approved elevation character. There is no change to the amount or size of apartments.

Updates to Condition Wording:

1. Several planning conditions are proposed to be updated to reference new or amended plans and drawings, ensuring alignment between the revised design details and the formal planning approval. This includes correcting a previously noted drawing reference for Condition 2, 16, 27 and 28.

Planning Assessment

The proposed amendments under this Application do not affect the previous assessment of the proposals approved under the Planning Permission (Ref: 139986/FO/2024). For completeness, the Local Development Plan comprises:

- Places for Everyone Plan (2024).
- Manchester Core Strategy (2012) and Addendum to Manchester Core Strategy (2024).
- Saved Policies of the 2006 Manchester Unitary Development Plan.

In September 2025, MCC published their Regulation 18 Draft Local Plan for consultation which ended in November 2025. This follows on from the Local Plan Issues Consultation stage in 2020.

Given the early stage of the preparation of the new Local Plan, this carries limited weight in the determination of the Planning Application, however it does provide an indication of the potential direction of travel of Manchester's planning policy. It is anticipated that a Regulation 19 pre-submission Local Plan consultation will take place in Summer 2026, before submission to the Planning Inspector in November 2026.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application and was updated in December 2024 (with minor updates introduced in February 2025).

Notwithstanding the changes set out above, it has been agreed with the Local Planning Authority that the proposed amendments are non-material in nature. The cumulative effect of the proposed amendments has been considered against the extant planning permission. When viewed collectively, these proposed amendments do not materially change the approved development's materiality, siting, scale, massing, height or façade.

The proposed amendments do not result in any changes to the description of development on the Planning Permission (Ref: 139986/FO/2024). Where required, updated and new condition wording is proposed as part of this application to reflect these non-material adjustments, set out in Appendix A.

The proposed amendments have been reviewed in the context of the updates to relevant planning policy and material considerations, and it is concluded that there have been no changes that would affect the consideration of this Application.

Submitted Information

This Section 96a application has been submitted through the Planning Portal (Ref: PP-14805876) and, in addition to this letter, is supported by the following information:

- NMA Report (ref: 10413-SHP-RP-PA05_P04), prepared by SimpsonHaugh
- Drawings prepared by SimpsonHaugh, listed in Appendix B; and
- Application Form

A fee of £309.00 has been paid via Planning Portal to Manchester City Council, along with a service charge of £91.00. We conclude that all the changes proposed above are non-material in nature under S96A of the Town and Country Planning Act 1990 (as

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amended), and trust that the enclosed information is sufficient to progress this application.

We would be grateful for written confirmation of the receipt and registration of this application. Should you require any further information please contact Michael Percival (mipercival@deloitte.co.uk/ +44 161 455 6672) or Ragini Dutta (raginidutta@deloitte.co.uk/ +44 330 138 6276)

Yours sincerely



Deloitte LLP

Appendix A – Proposed Condition Wording

Update to the Approved Plans Condition (Condition 2)

Condition 2 attached to Planning Permission 139986/FO/2024 states that the development shall be carried out in accordance with the approved plans listed.

In order to facilitate the Proposed Amendments summarised in this Letter, the relevant approved plans have been updated and submitted as part of this application to reflect the changes. On the basis of the above it is requested that the wording of Condition 2 be updated, to account for the updated or new drawing references detailed in Appendix B, as follows:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
(a) Site location plans - 10413-SHP-Z0-A-B5D8-G100-XP-XX-001 - Site Wide - Existing Site Plan - P02, 10413-SHP-Z0-A-B5D8-G100-PL-XX-001 - Site Wide - Proposed Site Plan P04;

(b) Dwgs 10413-SHP-Z0-A-B5D8-G100-XE-NW-001 Site Wide - Existing North West (Store Street) Elevation P02, 10413-SHP-Z0-A-B5D8-G100-XE-SW-001, Site Wide - Existing South West (Sparkle Street) Elevation P02, 10413-SHP-Z0-A-B5D8-G100-EL-NW-001 - Site Wide - Proposed North West (Store Street) Elevation - P03, 10413-SHP-Z0-A-B5D8-G100-EL-SW-001, Site Wide - Proposed South West (Sparkle Street) Elevation - P03, 10413-SHP-Z0-A-B5D8-JC20-XP-XX-001 - Site Wide - Demolition Plan, P02, 10413-SHP-Z0-A-B5D8-G200-PL-00-001 Site Wide - Proposed General Arrangement Plan - Level 00- P05, 10413-SHP-Z0-A-B5D8-G200-PL-01-001 - Site Wide - Proposed General Arrangement Plan - Level 01 - P04, 10413-SHP-Z0-A-B5D8-G200- PL-02-001 Site Wide - Proposed General Arrangement Plan - Level 02 - P03, 10413- SHP-Z0-A-B5D8-G200-PL-03-001 Site Wide - Proposed General Arrangement Plan - Levels 03-09 - P03, 10413-SHP-Z0-A-B5D8-G200-PL-10-001, Site Wide - Proposed General Arrangement Plan - Level 10 - P04, 10413-SHP-Z0-A-B5D8-G200-PL-11-001 Site Wide - Proposed General Arrangement Plan - Levels 11-25 - P04, 10413-SHP-Z0- A-B5D8-G200-PL-26-001 Site Wide - Proposed General Arrangement Plan - Level 26 - P04, 10413-SHP-Z0-A-B5D8-G200-PL-27-001 Site Wide - Proposed General Arrangement Plan - Level 27 - P04, 10413-SHP-Z0-A-B5D8-G200-PL-RF-001 Site Wide - Proposed General Arrangement Plan - Roof Level P04, 10413-SHP-Z0-A-B5D8-G200-EL-NE-001 Site Wide - Proposed General Arrangement Elevation - North East - P04, 10413-SHP-Z0-A-B5D8-G200-EL-NW-001 Site Wide - Proposed General Arrangement Elevation - North West (Store Street) P03, 10413-SHP-Z0-A-B5D8- G200-EL-SE-001 Site Wide - Proposed General Arrangement Elevation - South East P03, 10413-SHP-Z0-A-B5D8-G200-EL-SW-001 Site Wide - Proposed General Arrangement Elevation - South West (Sparkle Street) P03, 10413-

SHP-Z0-A-B5D8- G200-SE-AA-001 Site Wide - Proposed General Arrangement Section AA P03, 10413- SHP-Z0-A-B5D8-G200-SE-BB-001 Site Wide - Proposed General Arrangement Section BB - P03, 10413-SHP-Z0-A-B5D8-G200-SE-CC-001, Site Wide - Proposed General Arrangement Section CC - P03, 10413-SHP-Z0-A-B5D8-G200-SE-DD-001 Site Wide - Proposed General Arrangement Section DD P03, 10413-SHP-Z0-A-B5D8-G200-SE-EE-001 Site Wide - Proposed General Arrangement Section EE P03, 10413-SHP-Z1-A-B5D8-G251-DE-TY-101 Building Façade - Proposed Typical External Wall Detail - Typical Bay 01 P03, 10413-SHP-Z1-A-B5D8-G251-DE-TY-102 Building Façade - Proposed Typical External Wall Detail - Typical Bay 02 P03, 10413-SHP-Z1-A-B5D8- G251-DE-TY-103 Building Façade - Proposed Typical External Wall Detail - Typical Bay 03 - P03, 10413-SHP-Z1-A-B5D8-G251-DE-TY-104 Building Façade - Proposed Typical External Wall Detail - Typical Bay 04 - P03, 10413-SHP-Z1-A-B5D8-G251-DE-TY-201 Building Façade - Proposed Typical External Wall Detail - Base 01 - P03, 10413-SHP-Z1-A-B5D8-G251-DE-TY-202 Building Façade - Proposed Typical External Wall Detail - Base 02 - P03, 10413-SHP-Z1-A-B5D8-G251-DE-TY-203, Building Façade - Proposed Typical External Wall Detail - Base 03 - P03, 10413-SHP-Z1-A-B5D8-G251-DE-TY-301 Building Façade - Proposed Typical External Wall Detail - Parapet 01 - P03, 10413-SHP-Z1-A-B5D8-G251-DE-TY-302 Building Façade - Proposed Typical External Wall Detail - Parapet 02 - P03, 10413-SHP-Z1-A-B5D8- G251-DE-TY-303, Building Façade - Proposed Typical External Wall Detail - Parapet 03 P03; 10413-SHP-Z0-A-B5D8-G200-PL-00-101

(c)Section 5 of the Sparkle Street - Manchester, DESIGN & ACCESS STATEMENT | APRIL 2024, 10413-SHP-B5D8-RP-DAS01 | P04 by Simpson Haugh;
(d) 10413-SHP-Z0-A-B5D8-F900-SC-XX-001 Rev P01 Area / Apartment Mix Schedule stamped as received on 08-08-24;
(e) Dwgs 1006-RFM-XX-01-DR-L-0002 P04, 1006-RFM-XX-10-DR-L-0003 P04, 1006- RFM-XX-XX-DR-L-0004 P01, 1006-RFM-XX-XX-DR-L-0005 P02, 1006-RFM-XX-00- DR-L-0001 P05, 1006-RFM-XX-XX-DR-L-0006 P02 and the Sparkle Street, Manchester Design & Access Statement Landscape Strategy 1006-RFM-XX-XX-RP-L-1000 REV P03 28th JULY 2023 by re-form
(f) Environmental Statement - Volume 1, Sparkle Street May 2024: 1. Introduction; 2. EIA Methodology; 3 Alternatives and Design Development; 3. Site Description;, 4 Construction Management and Phasing; 6. Climate Change' 7. Daylight, Sunlight and Overshadowing; 8. Townscape and Visual Impact; 9. Wind Microclimate, 10 Human Health; 11. Socio Economic; 12 Summary of Residual Impacts; 13 Cumulative Impacts.
(g) Environmental Statement - Volume 2, Sparkle Street May 2024: Appendices : Chapter 2: Environmental Impact Assessment Methodology Appendix 2.1 - ES Scoping Report Appendix 2.2 - Committed Developments Chapter 5: Demolition Method Statement and Construction Management and Phasing Appendix 5.1 - Demolition Management Plan Appendix 5.2 - Construction Environmental Health and Safety Plan Chapter 7: Daylight,

Sunlight and Overshadowing Appendix 7.1 - Existing and Proposed Site Plan Modelling Appendix 7.2 - Existing vs Proposed Daylight, Sunlight and Overshadowing results Chapter 8: Townscape and Visual Impact Appendix 8.1 - TVIA Plans and Views Appendix 8.2 - TVIA Methodology Chapter 9: Wind Microclimate Appendix 9.1 - Wind Methodology Chapter 10: Human Health Appendix 10.1 - Health Impact Assessment Environmental Statement - Volume 2, Sparkle Street May 2024 -Non Technical Summary
(h) Phase 1 Preliminary Risk Assessment, Curtins and R - P03 Phase 2 Ground Investigation, Curtins, R - P04
(i) Noise Impact Assessment Report Sparkle Street, Manchester by cass allen 19-04-24
(j) Foras (Sparkle Street) Limited Environmental Standards Statement Sparkle Street, Manchester 23 April 2024 and Energy Statement (with Part L1A SAP Assessment) Sparkle Street, Manchester by MDS Rev C02 29/04/2029 139986/FO/2024 Page 5 of 27
(k) Sparkle Street, Interim Travel Plan, Curtins Ref: 082142-CUR-XX-XX-T-TP-00002, Revision: P04 Issue Date: 19 April 2024
(l) Sparkle Street, Manchester, Television and Radio Reception, Impact Assessment by GTech 19/04/2024
(m) Foras (Sparkle Street) Limited Issue: v1 SA/2022/43, Sparkle Street, Manchester Archaeological Desk-based Assessment 26/04/24
(n)Crime Impact Statement Version B 26-07-23 Sparkle Street as amended by Deloitte's e-mail 03-07-24
(o) Fire statement form stamped as received on 17-05-24;
(p) SHOG ASSESSMENT stamped as received on 07-08-24;
(q) Sparkle Street, Manchester M1 2NJ , PRELIMINARY ASSESSMENT OF BIODIVERSITY NET GAIN ,July 2024 by ERAP (Consultant Ecologists) Ltd Reference: 2023-064 and 139986 FO 2024 Stautory Biodiversity Metric both stamped as received on 05-08-24
(r) Sparkle Street, Transport Statement, Curtins Ref: 082142-CUR-XX-XX-T-TP-00001 Revision: P04 Issue Date: 19 April 2024 and SPARKLE STREET STAGE 1 ROAD SAFETY AUDIT, RESPONSE REPORT, Curtins Ref: 084443-CUR-XX-XX-T-TP-00005, Revision: P01, Issue Date: 30 July 2024
(s) Foras (Sparkle Street) Ltd, Broadband Connectivity Assessment, Sparkle Street Manchester Tuesday, 13 June 2023;
(t) Air Quality Assessment, Sparkle Street, Manchester by cass allen 19 04 24;
(u)Technical Aerodrome Safeguarding, Assessment, Sparkle Street, Foras (Sparkle Street) Limited April 2024 by Pager Power;
(v) Foras (Sparkle Street) Ltd, Ventilation Strategy, Sparkle Street, 15 July 2023 by watt;
(w) Sparkle Street Demolition Works Demolition Environmental Management Plan by JRL 16/06/2023;
(x) 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; and

(y) Arboricultural Impact Assessment: July 2023 Rev. B by Bowland
(z) NMA Report (ref: 10413-SHP-RP-PA05_P04), prepared by SimpsonHaugh

Update to the Other Conditions

In order to formalise the Proposed Amendments aforementioned, we propose also to amend the wording of Conditions 16, 27 and 28 as outlined in Approved and Revised Condition Wordings Table below:

Approved and Revised Condition Wording

Table 1- Revised condition wording

Condition	Approved Condition Wording	Revised Wording
16- Waste Management Strategy	*The waste arrangements for the development shall be operated in accordance with the Waste Management Strategy prepared by Curtins dated 19th April 2024 and the supporting dwg ref 10413-SHP-Z0-A-B5D8-G200-PL-00-101 highlighting the storage of waste and management of the waste storage areas, The details shall be implemented prior to occupation of the residential accommodation hereby approved and thereafter retained and maintained in situ.*	*The waste arrangements for the development shall be operated in accordance with the Waste Management Strategy prepared by Curtins dated 19th April 2024 and the supporting dwg ref 10413-SHP-Z0-A-B5D8-G200-PL-00-001rev P05 stamped as received on XXX [to be filled by MCC] highlighting the storage of waste and management of the waste storage areas, The details shall be implemented prior to occupation of the residential accommodation hereby approved and thereafter retained and maintained in situ.*
27- Doors to public highway	*No doors (other than those designated as fire exits) shown on Dwg 10413-SHP-Z0- A-B5D8-G200-PL-00-001 rev PO4 stamped as received on 10-05-24 shall open outwards onto adjacent public highway.*	*No doors (other than those designated as fire exits) shown on Dwg 10413-SHP-Z0-A-B5D8-G200-PL-00-101 rev P05 stamped as received on XXX [to be filled by MCC] shall open outwards onto adjacent public highway.*
28- Cycle spaces	*The 359 cycle parking spaces shall be fully implemented as shown in Dwg 10413- SHP-Z0-A-B5D8-G200-PL-00-001 rev PO4 stamped as received on 10-05-24. The residential accommodation shall not be occupied unless and until*	*The 359 cycle parking spaces shall be fully implemented as shown in Dwg 10413-SHP-Z0-A-B5D8-G200-PL-00-101 rev P05 stamped as received on XXX [to be filled by MCC]. The residential accommodation shall not be occupied unless and until the*

Condition	Approved Condition Wording	Revised Wording
	the above cycle parking spaces are in place	*above cycle parking spaces are in place*

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Appendix B – List of Updated Plans and Drawings

Table 2- Revised drawings and documents

Drawing Name	Approved Drawing Reference	New Drawing Reference
Site Wide - Proposed Site Plan	10413-SHP-Z0-A-B5D8-G100-PL-XX-001 P02	10413-SHP-Z0-A-B5D8-G100-PL-XX-001 P04
Site Wide - Proposed North West (Store Street) Elevation	10413-SHP-Z0-A-B5D8-G100-EL-NW-001 P02	10413-SHP-Z0-A-B5D8-G100-EL-NW-001 P03
Site Wide - Proposed South West (Sparkle Street) Elevation	10413-SHP-Z0-A-B5D8-G100-EL-SW-001 P02	10413-SHP-Z0-A-B5D8-G100-EL-SW-001 P03
Site Wide - Proposed General Arrangement Plan - Level 00	10413-SHP-Z0-A-B5D8-G200-PL-00-001 P04	10413-SHP-Z0-A-B5D8-G200-PL-00-001 P05
Site Wide - Proposed General Arrangement Plan - Level 01	10413-SHP-Z0-A-B5D8-G200-PL-01-001 P03	10413-SHP-Z0-A-B5D8-G200-PL-01-001 P04
Site Wide - Proposed General Arrangement Plan - Level 02	10413-SHP-Z0-A-B5D8-G200-PL-02-001 P02	10413-SHP-Z0-A-B5D8-G200-PL-02-001 P03
Site Wide - Proposed General Arrangement Plan - Levels 03-09	10413-SHP-Z0-A-B5D8-G200-PL-03-001 P02	10413-SHP-Z0-A-B5D8-G200-PL-03-001 P03
Site Wide - Proposed General Arrangement Plan - Level 10	10413-SHP-Z0-A-B5D8-G200-PL-10-001 P02	10413-SHP-Z0-A-B5D8-G200-PL-10-001 P04
Site Wide - Proposed General Arrangement Plan - Levels 11-25	10413-SHP-Z0-A-B5D8-G200-PL-11-001 P02	10413-SHP-Z0-A-B5D8-G200-PL-11-001 P04
Site Wide - Proposed General Arrangement Plan - Level 26	10413-SHP-Z0-A-B5D8-G200-PL-26-001 P02	10413-SHP-Z0-A-B5D8-G200-PL-26-001 P04
Site Wide - Proposed General Arrangement Plan - Level 27	10413-SHP-Z0-A-B5D8-G200-PL-27-001 P02	10413-SHP-Z0-A-B5D8-G200-PL-27-001 P04
Site Wide - Proposed General Arrangement Plan - Roof Level	10413-SHP-Z0-A-B5D8-G200-PL-RF-001 P02	10413-SHP-Z0-A-B5D8-G200-PL-RF-001 P04
Site Wide - Proposed General Arrangement Elevation - North East	10413-SHP-Z0-A-B5D8-G200-EL-NE-001 P03	10413-SHP-Z0-A-B5D8-G200-EL-NE-001 P04
Site Wide - Proposed General Arrangement Elevation - North West (Store Street)	10413-SHP-Z0-A-B5D8-G200-EL-NW-001 P02	10413-SHP-Z0-A-B5D8-G200-EL-NW-001 P03
Site Wide - Proposed General Arrangement Elevation - South East	10413-SHP-Z0-A-B5D8-G200-EL-SE-001 P02	10413-SHP-Z0-A-B5D8-G200-EL-SE-001 P03

Site Wide - Proposed General Arrangement Elevation - South West (Sparkle Street)	10413-SHP-Z0-A-B5D8-G200-EL-SW-001 P02	10413-SHP-Z0-A-B5D8-G200-EL-SW-001 P03
Site Wide - Proposed General Arrangement Section AA	10413-SHP-Z0-A-B5D8-G200-SE-AA-001 P02	10413-SHP-Z0-A-B5D8-G200-SE-AA-001 P03
Site Wide - Proposed General Arrangement Section BB	10413-SHP-Z0-A-B5D8-G200-SE-BB-001 P02	10413-SHP-Z0-A-B5D8-G200-SE-BB-001 P03
Site Wide - Proposed General Arrangement Section CC	10413-SHP-Z0-A-B5D8-G200-SE-CC-001 P02	10413-SHP-Z0-A-B5D8-G200-SE-CC-001 P03
Site Wide - Proposed General Arrangement Section DD	10413-SHP-Z0-A-B5D8-G200-SE-DD-001 P02	10413-SHP-Z0-A-B5D8-G200-SE-DD-001 P03
Site Wide - Proposed General Arrangement Section EE	10413-SHP-Z0-A-B5D8-G200-SE-EE-001 P02	10413-SHP-Z0-A-B5D8-G200-SE-EE-001 P03
Building Façade - Proposed Typical External Wall Detail - Typical Bay 01	10413-SHP-Z1-A-B5D8-G251-DE-TY-101 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-101 P03
Building Façade - Proposed Typical External Wall Detail - Typical Bay 02	10413-SHP-Z1-A-B5D8-G251-DE-TY-102 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-102 P03
Building Façade - Proposed Typical External Wall Detail - Typical Bay 03	10413-SHP-Z1-A-B5D8-G251-DE-TY-103 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-103 P03
Building Façade - Proposed Typical External Wall Detail - Typical Bay 04	10413-SHP-Z1-A-B5D8-G251-DE-TY-104 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-104 P03
Building Façade - Proposed Typical External Wall Detail - Base 01	10413-SHP-Z1-A-B5D8-G251-DE-TY-201 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-201 P03
Building Façade - Proposed Typical External Wall Detail - Base 02	10413-SHP-Z1-A-B5D8-G251-DE-TY-202 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-202 P03
Building Façade - Proposed Typical External Wall Detail - Base 03	10413-SHP-Z1-A-B5D8-G251-DE-TY-203 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-203 P03
Building Façade - Proposed Typical External Wall Detail - Parapet 01	10413-SHP-Z1-A-B5D8-G251-DE-TY-301 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-301 P03

Building Façade - Proposed Typical External Wall Detail - Parapet 02	10413-SHP-Z1-A-B5D8-G251-DE-TY-302 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-302 P03
Building Façade - Proposed Typical External Wall Detail - Parapet 03	10413-SHP-Z1-A-B5D8-G251-DE-TY-303 P02	10413-SHP-Z1-A-B5D8-G251-DE-TY-303 P03