Deloitte LLP
100 Embankment, Cathedral Approach, Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44161 455 6512
johcooper@deloitte.co.uk

21 May 2026

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M602LA

Dear Angela

Sparkle Street, Manchester – Application for Partial Discharge of Condition 3a attached to Planning Permission 139986/FO/2024

Please find enclosed an application for the partial discharge of Condition 3a attached to Planning Permission reference 139986/FO/2024, as amended. The application relates to the development at Sparkle Street, Manchester, M1 2NJ, and the applicant is Foras (Sparkle Street) Ltd.

Background

Planning permission (ref. 139986/FO/2024) was granted on 29 October 2025 for:

> *"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."*

Condition Discharge

This application seeks to discharge part 3a of Condition 3. The full wording of Condition 3, as stated in the decision notice, is as follows:

> *"3) (a) Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:*
>
> - *hand sized samples and specifications of all materials to be used on all external elevations;*

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NSE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NSE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms.

© 2025 Deloitte LLP. All rights reserved.

- *drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and*
- *a programme for the production of the full sized sample panels and strategy for quality control management; and*
- *a full sample of a new window*

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

And

(b) Prior to above ground development submission of a Circular Economy Statement (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle in line with the measures set out within Chapter 6 (Climate Change) of the Environmental Statement - Volume 1, Sparkle Street May 2024

(c) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as Local Planning Authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy."

In support of this application to discharge Condition 3a, we are submitting a comprehensive set of documents that collectively address all requirements of the condition. These include:

- **SFS-411 Typical Bay 01 Horz. Section GRC (Document Number: SPS-ASFD-ZZ-ZZ-DR-X-DR07-1100, Revision C01):** This drawing offers a detailed horizontal section of a typical bay, further elaborating on material interfaces, construction details, and elements such as drips to prevent staining and external ventilation requirements.

Deloitte.

- **McMullen Facades Sparkle Street Manchester Project Quality Plan (Document Number: BO-MFL-CP-010-FM-Z-0001, Revision C01, dated 05/07/2023):** This document outlines the comprehensive quality control management strategy for the project. It details the processes and procedures in place to ensure the quality of materials and construction, thereby fulfilling the requirement for a strategy for quality control management.

- **Sparkle Street - Manchester VMU Programme (dated 20/02/2026, Rev: 2):** This programme sets out the detailed timeline to produce the full-sized sample panels and the overall VMU process. It specifically addresses the programme to produce the full-sized sample panels as required by the condition.

- **Window System Report with Details and Hardware (Document Number: SPS-ASFD-ZZ-ZZ-RP-X-RP00-0011, Revision C01, dated 16/04/26)**: This report provides detailed specifications for the window systems, covering materials, finishes, performance characteristics, and ironmongery. It serves as a key document for the samples and specifications of all materials to be used on all external elevations and details of the glazing and frames.

- **SFS-411 Podium & Tower VMU Partial Plan, Elevation and Section (Document Number: SPS-ASFD-ZZ-ZZ-DR-X-DR05-0001, Revision C01):** This drawing illustrates the Visual Mock-Up (VMU) for the podium and tower, providing visual details of the external materials, including jointing and fixing details between component materials and panels. It directly addresses the requirement for drawings to illustrate details of full-sized sample panels.

Photographs of the full-size window samples have been provided within the Condition Discharge Application.

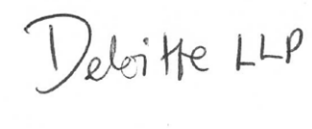
These documents collectively demonstrate that the proposed materials, their specifications, the design of the sample panels, the programme for their production, and the quality control measures are in full compliance with Condition 3a.

The application has been submitted through the Planning Portal and the reference number for this application is **PP-14954829.**

A fee of £400 has been paid to Manchester City Council in respect of the requisite application fee via the Planning Portal. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Condition 3a as outlined above.

Deloitte.

If you require any further details, please contact my colleague Michael Percival (mipercival@deloitte.co.uk / 0161 455 6672).



Deloitte LLP