MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Gateway Industrial Estate

Address Line 1

Store Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 2NJ

Description of site location must be completed if postcode is not known:

Easting (x)

384946

Northing (y)

398039

Description

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Foras (Sparkle Street) Ltd

Address

Address line 1

Store Street

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M1 2NJ

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Michael

Surname

Percival

Company Name

Deloitte LLP

Address

Address line 1

100 Embankment

Address line 2

Cathedral Approach

Address line 3

Town/City

Salford

County

Country

Postcode

M3 7FB

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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

Reference number

139986/FO/2024, as amended by OTH-2026-000042

Date of decision (date must be pre-application submission)

29/10/2025

Please state the condition number(s) to which this application relates

Condition number(s)

3a

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

Part a) of Condition 3 (external materials)

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

- 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.

- 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.

- 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 for the production of the full-sized sample panels and the overall VMU process. It specifically addresses the programme for the production of the full sized sample panels as required by the condition.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

28/04/2026

Details of the pre-application advice received

Meeting to discuss the proposed external materials, including the provision of brick samples for agreement on brick texture, colour and mortar.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Michael Percival

Date

21/05/2026