Ms. Angela Leckie
Manchester City Council
Town Hall
PO Box 488
Manchester
M60 2JT

11.09.2026

Dear Ms Leckie,

DISCHARGE OF PLANNING CONDITIONS 3B, 10, 13A AND 38 PURSUANT TO PLANNING PERMISSION 139986/FO/2024 LAND AT SPARKLE STREET, MANCHESTER, M1 2NJ

An application to discharge Conditions 3b, 10, 13a and 38 pursuant to the above planning permission at Sparkle Street, Manchester has been submitted via Planning Portal (ref: PP-15215824).

This application comprises the following information:

- Completed application forms
- This covering letter
- Condition 3b:
    - Circular Economy Statement (ref. Sparkle Street - Circular Economy Statement 11.09.26), prepared by JRL Group.
- Condition 10:
    - Programme for Submission of Final Details of Public Realm and Highway Works (ref. 1006-RFM-XX-XX-RP-L-0002-S2-P01), prepared by re-form.
- Condition 13a:
    - Noise Impact Assessment for Planning Condition 13 (ref. RP01-23244-R0), prepared by Cass Allen.
- Condition 38:
    - Technical Note - Wind Mitigation Assessment (ref. 19500-2025-0903-CH)
    - Wind Mitigation Screen Design (ref. SPS-RFM-XX-XX-DR-L-19-8006-S3-P03), prepared by re-form.
    - Wind Mitigation Screen Structural Design (ref. SPS-CUR-ZZ-FN-DR-S-13-2200), prepared by Curtins.

Please see Appendix 1 for a full summary of submitted information.

The requisite fee of £408.00 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 Gateway Industrial Estate, Store 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.

This permission relates to the redevelopment of land at Sparkle Street, Manchester, located adjacent to Store Street and in close proximity to Manchester Piccadilly Station within Manchester City Centre. The site forms part of an area subject to a Strategic Regeneration Framework which guides the scale and form of development within the surrounding area. The development has been designed to deliver a high-quality residential-led scheme suitable for the build-to-rent market, with a strong emphasis on providing high quality communal amenity spaces for residents, both internally and externally, alongside associated landscaping, highways improvements and public realm enhancements.

The permission is subject to a number of planning conditions. A number of applications have been submitted to Manchester City Council (MCC) seeking to discharge the relevant pre-demolition and pre-development (other than above ground demolition) conditions (ref. CDN/26/0008; CDN/26/0025; CDN/26/0084). All the applications mentioned have been approved. This application seeks to discharge Conditions 3b, 10, 13a and 38.

DISCHARGE OF CONDITIONS

Condition 3b: Circular Economy Statement

Condition 3b requires a submission of a Circular Economy Statement prior to above ground development, stating:

(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 nonrenewable 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

The enclosed Circular Economy Statement (Materials), prepared by JRL Group, has been submitted to satisfy this requirement. The Statement sets out the project's approach to resource efficiency, responsible material selection, use of recycled and lower-impact materials, standardisation and off-site manufacture, waste minimisation and diversion from landfill, together with consideration of material reuse and recycling throughout the building lifecycle. The strategy has been developed in alignment with the whole-life carbon assessment and mitigation measures contained within Chapter 6 of the Environmental Statement.

Condition 10: Public Realm and Highways Works

Condition 10 requires a programme for the submission of details related to the public realm works and highway works prior to the commencement of development and then the submission of the final details, stating:

10) Prior to commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in dwgs 1006-RFM-XX01-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-RFMXX-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 reform shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.

For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.

(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);

(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist.

(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;

(d) Location and design of all furniture including seating, lighting, bins, handrails, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);

(e) A management and maintenance strategy for the public realm including hours during which these areas would be publicly accessible and open to non residents, how access to these areas would be managed who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing maintenance of provision of access for disabled people; and

(f) Details of the inclusion of play equipment for children to the landscaped external amenity at Levels 1 and 10

The enclosed Programme for Submission of Final Details of Public Realm and Highway Works (ref. 1006-RFM-XX-XX-RP-L-0002-S2-P01) outlines the programme for the submission of final details of public realm and highway works, individually addressing each item raised within Condition 10. The programme notes that construction for the external works is intended to commence on Q2 2028 with completion due Q4 2028. The information will be submitted prior to construction.

Condition 13a: Acoustic Insulation (residential)
Condition 13a requires a scheme for acoustically insulating and mechanically ventilating the residential accommodation prior to the commencement of development, stating:

13) (a) Notwithstanding the details submitted as set out in the Noise Impact Assessment Report Sparkle Street, Manchester by cass allen 19-04-24 prior to commencement of above ground works a final scheme for acoustically insulating and mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial premises and any service risers /lift shafts; details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved noise insulation scheme shall be completed before the occupation of the residential accommodation hereby approved.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

For vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

The enclosed Noise Impact Assessment for Planning Condition 13 (ref. RP01-23244-R0), prepared by Cass Allen, assesses the acoustic insulation and ventilation requirements for the proposed residential accommodation. The Assessment confirms that appropriate internal noise levels can be achieved through the specified glazing and MVHR ventilation strategy and considers the potential effects of overheating, ground-borne vibration and re-radiated noise. The Assessment concludes that the proposed development is acceptable in acoustic and vibration terms and provides the necessary measures to satisfy the requirements of Condition 13a.

Condition 38: Wind Mitigation
Condition 38 requires details of the wind mitigation screen and confirmation that it would be adequate from a suitably qualified wind consultant, stating:

38) Prior to commencement of above ground works final details of the Wind Mitigation Screen as set out within Chapter 9 (Wind Mitigation) of the Environmental Statement - Volume 1, Sparkle Street May 2024 and confirmation from a suitably qualified Wind Consultant that this would be adequate, shall be submitted to and approved in writing. The approved scheme shall be implemented prior to any use of the terrace commencing and and thereafter retained and maintained in situ.

The enclosed Wind Mitigation Technical Note (ref. 19500-2025-0903-CH), prepared by GIA, confirms that the proposed wind mitigation screen, details of which are also enclosed, is adequate and meets the design intent of the mitigation measures tested as part of the wind microclimate assessment.

In reviewing the information detailed above, I trust that the submitted information is sufficient to approve the details associated with the discharge of Conditions 3b, 10, 13a and 38 pursuant to planning permission 139986/FO/2024. Should you require any further information to determine the application, please contact me (samuel.kalejaye@midgard.ltd.uk) or David Green (david.green@midgard.ltd.uk) using the details provided.

Yours Sincerely,

Samuel Kalejaye
Design Manager
samuel.kalejaye@midgard.ltd.uk

Appendix 1

Condition	Plan Title	Plan Reference
3		
3b	Circular Economy Statement	Sparkle Street - Circular Economy Statement 11.09.26
10		
10	Programme for Submission of Final Details of Public Realm and Highway Works	1006-RFM-XX-XX-RP-L-0002-S2-P01
13		
13a	Noise Impact Assessment for Planning Condition 13	RP01-23244-R0
38		
38	Wind Microclimate – Technical Note Wind Mitigation Screen Design Wind Mitigation Screen Structural Design	19500-2025-0903-CH SPS-RFM-XX-XX-DR-L-19-8006-S3-P03 SPS-CUR-ZZ-FN-DR-S-13-2200