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

Sparkle Street

Address Line 1

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M1 2NJ

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

Easting (x)

384945

Northing (y)

398052

Description

Land bounded by Store Street to the north, vacant land to the west, residential buildings to the south and Sparkle Street to the west.

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Foras (Sparkle Street) Ltd

Address

Address line 1

4 Elstree Way

Address line 2

Address line 3

Town/City

Borehamwood

County

Hertfordshire

Country

England

Postcode

WD6 1RN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Samuel

Surname

Kalejaye

Company Name

Midgard Ltd

Address

Address line 1

4 Elstree Way

Address line 2

Address line 3

Town/City

Borehamwood

County

Country

United Kingdom

Postcode

WD6 1RN

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

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)

3, 10, 13, 38

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

3b, 10, 13a, 38

Discharge of Conditions

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

Please see the enclosed covering letter.

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?

- [ ] Yes
- [x] No

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.

- [x] I / We agree to the outlined declaration

Signed

Samuel Kalejaye

Date

15/09/2026