re-form
landscape architecture

RE: Sparkle Street, Manchester.
Programme for Submission of Final Detail of Public Realm and Highway Works

Application number: 139986/FO/2024

Introduction
This note has been prepared by re-form to support the discharge of Condition 10 of planning permission (LPA ref. 139986/FO/2024) for Sparkle Street development.

Condition 10 requires a programme for submission of final details of the public realm works and highway works as shown on drawings nos. 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-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. Refer next sheet for a timescale to submit these information.

Key landscape documents as part of the Planning submission include:

- 1006-RFM-XX-XX-RP-L-1000 Landscape Strategy DAS
- 1006-RFM-XX-00-DR-L-0001 Landscape GA Plan Ground Level
- 1006-RFM-XX-01-DR-L-0002 Landscape GA Plan Podium Level
- 1006-RFM-XX-10-DR-L-0003 Landscape GA Plan Roof Terrace Level
- 1006-RFM-XX-XX-DR-L-0004 Landscape Sections
- 1006-RFM-XX-XX-DR-L-0005 Planting Plan 1 of 2 Ground Level
- 1006-RFM-XX-XX-DR-L-0006 Planting Plan 2 of 2 Podium and Roof Terrace Levels

Programme

The construction of Sparkle Street for external works at estimate to commence on site in Q2 2028 with completion expected in Q4 2028. The following table sets out the programme for the submission of final detail of public realm and highway works, as required by Condition 10.

No.	Requirement	Owner	Target submission Date
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)	re-form	Q4 2027
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.	ERAP - rest of the information re-form - Planting plans	Q4 2026
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.	re-form	Q4 2027
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).	re-form Lighting design by others	Q4 2027
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.	re-form	Q4 2026
f)	Details of the inclusion of play equipment for children to the landscaped external amenity at Levels 1 and 10.		No play equipment proposed.

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