

Appendix 3.2 - Baseline and Cumulative Schemes

Application Reference	Proposal	Date Approved	Map No
Baseline¹			
Manchester Goods Yard and No.1 Grape Street – PP. Ref.: 121511/FO/2018	Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works.	December 2018	1
St. John's Place (Globe and Simpson) – PP. Ref.: 121721/FO/2018	Erection of a 9 storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works.	January 2019	2
OGS – PP. Ref.: 118040/FO/2017	Part redevelopment and part refurbishment of the Site, following demolition of existing buildings and structures, including the Annex Building fronting Atherton Street, the Administration Block and Security Lodge fronting Quay Street, Mechanical Workshop areas and Stores to the rear of Studio 8, former Staff Welfare Suite to the rear of Studios 2 and 6, to allow the erection of 10 storey residential and office building (use Class C3 / B1) comprising 22 residential units with rooftop pool, ground floor retail units (Use Class A1, A2 or A3) and amenity space; conversion of Studios 2, 6, 8 and 12 to event spaces	July 2018	3

¹ Baseline schemes are those with planning approval and have commenced development on Site, which will be therefore be considered as part of the baseline.

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	and filming studios (Sui Generis); conversion of the existing Granada House building into a hotel (Use Class C1) with associated private members club (Sui Generis); restaurant and cafe use (Use Class A3) and drinking establishment uses (Use Class A4); erection of a new single storey rooftop bar / restaurant associated with the hotel and private members club; erection of 4 storey modular office building the rear of Granada House; inclusion of a Combined Heat and Power (CHP) Energy Centre; creation of temporary car parking to the rear of Granada House; works associated with access and servicing of the wider development, and associated public realm and landscaping works.		
Affinity Riverview – PP Ref.: 16/67780/FULEIA	Erection of a 17 storey residential building (Use Class C3), consisting of 188 apartments ground floor residential, amenity areas and commercial units (Use Class A1, A2, A3, A4, B1 and D2), 427sqm floor space, public realm and landscaping, access and servicing arrangements and associated works.	July 2016	4
Factory – PP. Ref.: 119890/VO/2018	City Council Development of a new flexible arts and events space comprising a range of activities including theatre, music, dance, art, other performance and non-performance related events, exhibitions and conferences (Sui Generis) with ancillary facilities including retail exhibitions and conferences (Sui Generis) with ancillary facilities including retail and bar uses (Use Classes A1 and A3), offices, administrative and back of house functions (Use Class B1), training and educational facilities (Use Class D1), servicing and access arrangements, highways works, creation of new public realm, removal of 4 trees, cycle parking and provision of new plant and associated works. Demolition of the Starlight Theatre, existing workshop and other structures and perimeter wall and alterations to the Grade II listed Colonnaded Railway Viaduct. (Amendment of application ref no 114294/VO/2016 approved in January 2017).	July 2018	5
Middlewood Locks – PP Ref.: 06/52762/OUT (subsequently extended by	Outline application (access only) for mixed use development comprising 142,697 sq m residential use (Class C1 and C3); 67,773 sq m commercial use (Class B1); and 27,191 sq m leisure/retail	November 2014	6

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13/64081/OUTEIA and varied by 14/65457/OUTEIA)	use (Class A1, A2, A3, A4 and D2) together with associated uses, car parking, landscaping and infrastructure.		
Plots O, F, I, J – Middlewood Locks 15/67135/REM	Details of reserved matters application for the landscaping of plot O, along the Manchester, Bolton and Bury Canal and the appearance, landscaping, layout and scale of development of plots F, I, J for the erection of buildings ranging in height from 6 to 9 storeys to provide 571 apartments (use class C3) and 1,407sq.m of commercial floorspace (use classes A1, A2, A3, D1); together with associated ancillary facilities, servicing, access, parking, landscaping and public realm, pursuant to outline planning permission 14/65457/OUTEIA.		6a
Plots G+H – Middlewood Locks 16/68904/REM	Details of reserved matters application for the appearance, landscaping, layout and scale of development of plots G & H for the erection of buildings ranging in height from 8 to 10 storeys to provide 546 residential units (use class C3); together with servicing, access, parking, landscaping and public realm, pursuant to outline planning permission 16/67987/OUTEIA		6b
ABC – PP Ref.: 119610/FO/2018	Refurbishment of Astley and Bryrom House including: external reconfiguration and improvement of the building facades; a new entrance and canopy onto Quay Street; single storey roof top extensions; introduction of a pavilion structure and external amenity at rooftop level of the Cooper Building; ground floor changes of use (Use Class A1, A3 and D2); and associated works	July 2018	7
Affinity Riverside - PP Ref.: 16/67779/FULEIA	Demolition of existing buildings, erection of a 35 storey residential building (Use Class C3), consisting of 318 apartments and mezzanine floor, residential amenity areas and commercial unit (Use Classes A1, A2, A3, A4, B1, D2), (404sqm floor space), public realm and landscaping, access and servicing arrangements and associated works, and construction of new entrance to office building	September 2016	8
Gore Street - 15/66415/FUL	Demolition of existing building and redevelopment of Site to provide: three residential buildings ranging from 13 to 22 storeys comprising 364 apartments (Use Class C3) sitting on two storey podiums containing commercial and retail	August 2017	9

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	floorspace (727sqm) (Use Classes A1, A2, A3, A4, A5 and/or B1), car parking (104 spaces) and related servicing and plant; eleven townhouses; new access and landscaping and associated works.		
17/70439/REM (Salford)	Details of reserved matters application for access, appearance, landscaping, layout and scale for development of Plot A2 for a Multi-Storey Car Park, associated access and junction works, landscaping and ancillary works pursuant to outline planning permission 16/68325/OUT	September 2017	10a
17/70082/REM (Salford)	Details of reserved matters for access, appearance, landscaping, layout and scale for development of Plot A7 for erection of a 21-storey building to provide 199 apartments (use class C3); together with associated ancillary facilities, servicing, access, landscaping and public realm, pursuant to outline planning permission 16/68325/OUT	September 2017	10b
16/68199/REM (Salford)	Reserved matters application for the access, appearance, landscaping, layout and scale for the development of Plot B5/B6 for erection of an 11 storey building to provide circa 24,400sqm of B1 office floorspace and 833sqm of flexible commercial floorspace with associated ancillary facilities, servicing, access, landscaping and public realm, pursuant to outline planning permission 09/57950/EIAHYB Plot B5/B6 Of The Salford Central Masterplan Regeneration Area Approved Under Permission 09/57950/EIAHYB	October 2016	11a
18/71823/FUL (Salford)	Erection of 7-storey office building (Use Class B1a) and formation of parking area within railway arches and pedestrian link between New Bailey and Gore Street, means of access, landscaping, together with ancillary facilities, servicing and public realm, associated localised repair and redecoration of the Southern Railway Viaduct (Grade II* Listed)	July 2018	11b
14/65224/FUL (Salford)	Demolition of existing buildings and redevelopment to create four residential (use class C3) buildings ranging from 13 - 23 storeys creating 995 new dwellings, 1,469sqm ground floor commercial floorspace (flexible use classes A1 to A5, B1, D1, and D2) and ancillary community facility floorspace, 375 car parking spaces, cycling provision and related	February 2016	12

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	highway, access, servicing, landscaping, plant and associated works		
T1 - 114385/FO/2016	Demolition of existing buildings and structures to enable construction of a 36 storey residential building (Class C3) with retail uses at ground floor (Classes A1/A2/A3/A4), an 8 storey mixed use building comprising workspace (B1), with retail uses (Classes A1/A2/A3/A4) and residential live/work uses, and two levels of basement parking for 465 cars and cycle hub storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works.	March 2017	13
Cumulative²			
St. John's Place – PP. Ref.: 109660/FO/2015/C1	Demolition of existing buildings and structures, including Albert Shed and Globe and Simpson Building, to enable the construction of four buildings comprising : hotel use (Class C1) and residential use (Class C3) within building 1 (ground floor plus 51 storeys); hotel use (Class C1) within building 2 (ground floor plus 7 storeys); residential use (Class C3) within building 3 (ground floor plus 17 storeys); and, residential use (Class C3) within building 4 (ground floor plus 3 storeys), providing a total of 387 residential units; retail use (Class A1) or Financial and Professional Services use (Class A2) or Restaurant and Cafe use (Class A3) or Drinking Establishment use (Class A4) at the lower floors of all buildings, together with associated external seating areas; creation of new public realm and landscaping, riverside walkway, car and cycle parking, access arrangements and highways works, rooftop plant, and other associated works. <i>NB – hotel element replaced by 121721/FO/2018</i>	October 2016	15
Invicta House, Atkinson Street – PP Ref.: 116164/FO/2017	Redevelopment of Invicta House for Use Class C1 hotel development comprising 145 no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of a nine storey building to the rear	August 2017	16

² Cumulative schemes are those with Planning Permission but have not yet commenced development.

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Salford Central - PP Ref.: 16/68325/OUT (Salford)	Outline application for the comprehensive phased regeneration of Zone A/C of the Salford Central masterplan area for a residential led (maximum 843 dwellings) mixed use development including tall building (up to 100 metres / 33 storeys) and ground floor commercial units with potential for offices, retail, food and drink, entertainment and leisure uses (Use Classes A1, A2, A3, A4, A5, B1 and D1) together with associated car parking, landscaping and infrastructure.	October 2016	17
19/73721/REM (Salford)	Details of reserved matters for access, appearance, landscaping, layout and scale for development of Plot C1 for the erection of a 23-storey building with associated 6-storey podium block to provide 211 apartments and ground floor commercial uses, together with associated ancillary facilities and servicing pursuant to outline planning permission 16/68325/OUT	Awaiting Decision	17a
Potato Wharf Phase 2 – PP Ref.: 114999/FO/2017	Residential development comprising 191 apartments over two eight storey blocks, as an extension to the existing Potato Wharf development. Block 3 comprises 112 units, with a combination of 1 and 2 bedrooms, plus one 2 bed townhouse; Block 4 comprises 79 units, with a combination of 1 and 2 bedrooms.	April 2017	18
Trinity Islands – PP Ref.: 115107/FO/2017	Construction of a mixed use development comprising two podiums of three storeys and five residential (Class C3) towers of 26, 26, 37, 41 and 67 storeys (including podium heights) connected by a new pedestrian bridge. Retail, commercial, leisure (gym and boat club) and community uses (community gallery and events space)(Use Classes A1, A2, A3, A4 or D2), workspace facilities (Class B1) and an educational facility (Class D1) within the lower floors and podium level together with new riverside walkway, public realm and landscaping (including podium level parks). Two levels of parking for 581 cars and 2,532 bicycles and 200 cycle spaces within the public realm areas.	Resolution to grant Planning Permission (27 July 2017)	19
Great Northern Phase 1 – PP Ref.: 118568/FO/2017	Refurbishment, restoration and re-use of Great Northern Warehouse building as mixed-use development including retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment), gym (Use Class D2), casino (sui generis) and 118 no.	March 2018	20

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	residential apartments (Use Class C3), refurbishment, restoration and extension of 223-255 Deansgate Terrace and Goods Yard Entrance to accommodate ground floor retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment) and 24 no. residential apartments (Use Class C3) on upper floors, reconfiguration of Great Northern Square to allow for redeveloped and additional public realm, to include hard and soft landscaping, and formation of Dean Street parallel to Deansgate, together with associated highway works, access, car parking, servicing, rooftop plant, removal of non-original		
St. Michaels – PP Ref.: 114664/FO/2016	Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (Use Class C1), place of worship (Use Class D1) and leisure/food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works.	June 2018	21
T1 – As Proposed	Full Planning Permission for the erection of 32 storey plus two basement level mixed use building (Sui Generis), comprising co-living units, amenity space, gym and flexible commercial space, landscaping, access and other associated works		22