

Appendix 2.3- Committed Developments

Map No.	PP Reference, Name & Status	Description of Development	Distance from Site
<i>Baseline Developments</i>			
1	<p>IQ Echo Street: 136874/FO/2023</p> <p>Started construction, to be completed Q2 2027</p>	Erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works	250m east
2	<p>London Road Fire Station: 125712/FO/2019</p> <p>Started construction, to be completed Q1 2026</p>	Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed-use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works	360m north east
3	<p>No. 3 Circle Square: 134288/FO/2022</p> <p>Started construction, to be completed Q2 2025</p>	Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works	195m south
4	<p>Princess House 131733/LO/2021 and 131732/FO/2021</p> <p>28/01/2022 Planning Application and Listed Building Consent Approved Construction commenced</p>	<p>Listed Building Consent</p> <p>Listed Building Consent partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor.</p> <p>Planning Permission</p> <p>Partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and</p>	320m north

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		ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor.	
Cumulative Developments			
5	<p>Piccadilly Warehouse: 140382/JO/2024</p> <p>Original Application 119374/FO/2018 approved</p> <p>Amendment Application 133975/JO/2022 approved 31/10/22</p> <p>Amendment Application 140382/JO/2024 approved 03/12/24</p>	<p>119374/FO/2018: Change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including 1-storey roof top extension to 11 Bloom Street</p> <p>133975/JO/2022: Variation of Conditions 3 (Materials) and 11 (Heritage) of application referenced 119374/FO/2018 to amend the wording of these conditions</p> <p>140382/JO/2024: Variation of application 119374/FO/2018, as varied by 133975/JO/2022, to amend conditions 2 (Specified Plans), 10 (Construction Management Plan), 11 (Heritage), and 13 (Environmental Standards).</p>	400m north
6	<p>Mayfield Baring Street Car Park: 137350/JO/2023</p> <p>Original Application 124972/FO/2019 Approved 13/02/2020</p> <p>Amendment Application S73. 137350/JO/2023 approved 03/07/2023</p>	<p>124972/FO/2019: Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9-storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11-storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior</p>	500m east

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		<p>to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east</p> <p>137350/IO/2023: Variation to condition 2 (approved drawings) to make amendments to Multi-Storey Car Park to include; an increase in the basement area to provide a full basement comprising circa 450 cycle parking spaces, lockers, shower facilities, introduction of commercial uses (Class E) at ground floor and basement; amendments to location of parking spaces and reduction in overall spaces from 581 spaces to 488 spaces; the provision of additional EV spaces and capacity; amendments to the external appearance (revised façade treatment to facilitate active and basement uses and alteration to the proposed structural grid and structural construction to allow for demountable modular build sitting above a concrete plinth to improve future adaptability); inclusion of Plant, PV array at roof level; inclusion of additional plant for powering, heating, cooling, and ventilating the building and EV charging spaces and revisions to the location of the security room, storage areas, servicing areas and back of house facilities and to amend conditions 43(Plant noise) , 44 (Noise uses), 45 (Refuse), 46 (hours), 47 (Fumes), 51(Deliveries), 61 (Amplified Music) 62 (Uses) and 63 (Management) to include these requirements for Phase C (MSCP) as a result of the new ground floor and basement uses proposed included attached to on planning permission</p>	
7	<p>Jadebricks Student: 138808/FO/2023</p> <p>Original Application 138808/FO/2023 approved 31/07/24</p>	Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works.	177m west

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8	<p>137 Oxford Road: 140735/FO/2024</p> <p>Original Application 140735/FO/2024 approved on 13/12/24</p>	Erection of single storey roof extension to create Purpose Built Student Accommodation (Use Class Sui Generis) comprising 20 no bedspaces, with commercial Class E at ground floor, together with elevational alterations, and other associated works	465m south
9	<p>The Republic: 141645/JO/2024</p> <p>Original Planning Application 125248/FO/2019 approved 14/02/2020</p> <p>Amendment Application 137349/JO/2023 approved 15/09/2023.</p> <p>Amendment application 141645/JO/2024 approved 25/04/25</p>	<p>125248/FO/2019: Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.</p> <p>141645/JO/2024: Variation of conditions 2 (Approved Drawings), 5 (CMP), 10 (SUDS), 14 (Labour Agreement), 15 (Energy Strategy) and 17 (Noise and Ventilation) of planning permission 137349/JO/2023 to allow for alterations to the massing of the approved building and update wording of discharged conditions.</p>	510m east
10	<p>Student Castle Hulme Street: 121252/FO/2018</p> <p>01/07/2018 Planning Application Approved</p>	Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5-storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP & erection of a part 55, part 11-storey, part 4-storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, & 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements & other associated work.	396m west

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11	Metropolitan University Library 138424/FO/2023 Original Application 138424/FO/2023 approved 15/02/2024	Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13-storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works.	470m south west
12	The Poulton 137263/FO/2023 18/09/2023 Planning Application Approved Not on site.	Erection of 9-storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, cafe and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.	511m north west
13	Energy Centre 141496/FO/2024 Application approved 20/01/2025	Construction of a new above ground Energy Centre and associated below ground plant, landscaping, revised access road, boundary treatments and building illumination	179m south west
14	Union Building 137794/FO/2023 30/08/2024 Planning Application Approved Not on site.	Erection of a 32-storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works	577m to the north east
15	Sister Plot C 143024/FO/2025 Awaiting determination	Phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works;	127m to the east

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		Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.	



