

Appendix 2.3 - Committed Developments

Site/Location	Description of Development	Status as of June 2024	Distance from Site	Map No.
Baseline				
London Road 125712/FO/2019 (Refreshed scheme of 116099/FO/2017)	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), 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, landscaping and associated works.	116099/FO/2017 approved on 31/07/2017 Under Construction on 05/08/2018 125712/FO/2019 approved on 17/04/2019 Construction Commenced	173m	1
The Fairfax 121099/FO/2018 (S73. 141176/JO/2024 validated 07/10/2024 – awaiting decision)	Construction of two residential buildings (Use Class C3) comprising Block 1 (29-storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23-storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures. S73 Variation to Planning Permission 121099/FO/2018 consisting of the re-wording of conditions 12 (Public Realm delivery) and 13 (Landscaping and Highways).	16/01/2019 Planning Application Approved Under Construction 30/08/2023 Construction Commenced S73 validated 07/10/2024 – awaiting decision Expected completion Q3 2025	572m	2

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Square Gardens (First Street South 125573/FO/2019	Construction of four buildings of heights varying from 10-storeys to 45-storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Café / Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works	24/09/2020 Planning Application Approved Under Construction 21/03/2022 Construction Commenced Expected Completion Q2 2025	955m	3
Larard's Still 134953/FO/2022	Partial demolition of existing buildings (68-70 Oldham Street) (retention of facades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10-storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3-storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (use class E)((a), (b), (c), (e) and (g) only.	19/01/2022 Planning Application Approved Under Construction 08/09/2023 Construction Commenced Expected Completion Q3 2025	920m	4
Princess House 131733/LO/2021 and 131732/FO/2021	Listed Building Consent 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. Planning Permission 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.	28/01/2022 Planning Application and Listed Building Consent Approved Construction commenced	487m	5
32-34 Laystall Street 128911/FO/2020	Erection of 9-storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3-	02/02/2022 Planning Application Approved	678m	6

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	storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking	Under Construction 14/10/2022 Construction Started Expected Completion Q2 2026		
One Port Street 132489/FO/2021	Erection of a part-33, part-11, part 9 part 7-storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works	28/07/2022 Planning Application Approved 12/04/2023 Construction Commenced Expected completion Q1 2026	797m	7
No. 3 Circle Square 134288/FO/2022	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.	04/11/2022 Planning Application Approved Under Construction 25/01/2023 Construction Commenced Expected Completion Q2 2025	414m	8
First Street Plot 10b 136170/FO/2023 (S73. 141162/JO/2024 validated 04/10/2024 – awaiting decision)	Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B) S73 Variation of conditions 2 (Dwgs) and 13 (PBSA Management Plan) attached to planning permission 136170/FO/2023	01/06/2023 Planning Application Approved Under Construction 14/08/2023 Construction Commenced S73. 141162/JO/2024 validated 04/10/2024 – awaiting decision	950m	9

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		Expected Completion Q3 2026		
<p>The Joinery 135675/FO/2022</p> <p>S73. 137807/JO/2023</p>	<p>Erection of two residential apartment buildings (Use Class C3) comprising Block 1 -part 9, part 10 (plus roof level amenity block) and Block 2- 12-storey building (comprising of 261 dwellings in total) above basement levels with ground floor commercial units (Use Class E (excluding E (b))), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building and structures on site</p> <p>S73 Variation of condition 2 attached to application ref no 135675/FO/2022 in relation to Block 1 to include internal layout changes, changes to landscaping and to design of substation and to Block 2 to make internal and elevational alterations associated with introduction of a 2nd staircase comprising alteration of some window positions and sizes, omission of windows, minor increase in building footprint above ground floor, a reduction in height (ground floor level) and minor changes to landscaping.</p>	<p>01/06/2023 Planning Application Approved</p> <p>16/10/2023 S73 Approved</p> <p>Under Construction 13/02/2024 Construction Commenced</p> <p>Expected completion Q1 2026</p>	760m	10
<p>IQ Echo Street 136874/FO/2023</p>	<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</p>	<p>12/09/23 Planning Application Approved</p> <p>Under Construction 05/08/2023 Construction Commenced</p> <p>Expected Completion Q3 2026</p>	45m	11
<p>Town Hall Refurbishment 119106/LO/2018</p>	<p>LISTED BUILDING CONSENT for Internal and external intrusive surveys to the Grade I Listed Old Town Hall in order to inform the Our Town Hall Project to include intrusive survey works within Albert Square adjacent to the Grade II Listed Frasers Statue, the Grade II Listed Jubilee Fountain, the Grade II Listed Brights Statue, the Grade I Listed</p>	<p>Construction commenced</p> <p>Expected Completion Q1 2026</p>	910m	12

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	Albert Memorial, the Grade II Listed Heywoods Statue and the Grade II Listed Gladstones statue.			
Niven Street 135857/FO/2022	Erection of 16 x 3-storey townhouses (Class C3) with associated parking, landscaping and boundary treatment and new vehicular access from Cotter Street and associated works	Construction commenced Q4 2024	628m	13
One Medlock Street 135419/FO/2022	Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.	Construction commenced 13/05/2025	1.15 km	14
Barclay House 118033/P3OPA/2017 New Application 128804/FO/2020 S73 133770/JO/2022	<p>118033/P3OPA/2017 Notification for Prior Approval for a Proposed Change of Use of building (excluding basement) from Office Use (Class B1 (a)) to a provide 90 no. residential apartments (Use Class C3) 128804/FO/2020</p> <p>Erection of a 2-storey rooftop extension to form 9 duplex apartments and the conversion of the existing redundant internal car park to create a further 4 duplex apartments at Barclay House, Whitworth Street West, Manchester 133770/JO/2022</p> <p>Variation of condition number 2 (specified plans) from planning permission reference 128804/FO/2020 for an amendment to the approved site plan to include the updated site plan and additional information in connection with the construction of the sub-station.</p>	<p>31/01/2018 Planning Application Approved Under Construction 04/02/2019 Construction Commenced</p> <p>New Application Approved: 08/10/2021 S73. Approved: 20/10/2022 Expected Completion Q4 2024</p>	807m	15
Cumulative				
Vision 111003/FO/2016/C1	Demolition of existing building at 10 - 12 Whitworth Street West, and redevelopment of the Site for a new 35-storey residential building	Planning Application Approved 11/04/16	1.1km	16

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	(Use Class C3) comprising 327 apartments, with associated residents' services, facilities and communal spaces: servicing, highways, public realm and associated works.	Consent implemented however developer has gone into administration so unlikely to come forward.		
Student Castle Hulme Street 121252/FO/2018	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 and 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, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work	01/07/2018 Planning Application Approved Implemented but not on site.	625m	17
Mayfield Baring Street Car Park 124972/FO/2019 S73. 137350/JO/2023	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 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	13/02/2020 Original Application Approved 03/07/2023 Amendment Application Approved Implemented but not on site.	340m	18

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	<p>south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east</p> <p>137350/JO/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>			
<p>The Republic 125248/FO/2019</p> <p>137349/JO/2023 141645/JO/2024</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>14/02/2020 Original Planning Application Approved</p> <p>15/09/2023 Amendment Application Approved Implemented but Not on site.</p> <p>141645/JO/2024</p>	430m	19

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	<p>137349/JO/2023: Variation of condition 2 (approved Dwgs) attached to planning permission 125248/FO/2019 with amendments to include alterations to massing on southern elevation terrace areas, changes to external facade design and changes in entrance and internal layout and to amend the wording of conditions 3 (Materials), 4 (Contaminated Land), 5 (CMP), 6 (Archaeology), 7 (EA contamination), 8 (Piling), 10 (SUDS 1), 13 (Circular Economy Statement), 14 (Local Labour Agreement), 17 (Noise commercial), 23 (Surface Water Drainage), 30 (Landscaping), 34 (Noise External Areas), 36 (Management of Commercial units) and 38 (UXB Mitigation) to align with condition discharges for application ref no 125248/FO/2019 as amended by 134907/NMC/2022 and 135956/NMC/2023</p> <p>141645/JO/2024 Variation of conditions 2 (Approved Drawings), 5 (CMP), 14 (Labour Agreement) 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>	Amendment application approved on 25 April 2025		
<p>Piccadilly Warehouse 119374/FO/2018</p> <p>133975/JO/2022</p> <p>140382/JO/2024</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</p>	<p>19/11/2020 Original Planning Application Approved</p> <p>31/10/2022 Amendment Application Approved</p> <p>03/12/24 Amendment Application approved</p> <p>Not on site.</p>	413m	20

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	(Construction Management Plan), 11 (Heritage), and 13 (Environmental Standards)			
One City Road 128002/FO/2020	Full Planning Application for demolition of existing structures on site, erection of one 11-storey plus basement office building (Use Class E) and one 14-storey plus basement office building with ground floor commercial unit (Use Class E), landscaping, highways works, and associated works.	Planning Application Approved 26/01/21 Demolition has taken place; however, construction is currently on hold.	1.15km	21
Apex Tower 133172/FO/2022	Erection of a 26-storey residential tower for 72 apartments (Use Class C3) with associated car parking, cycle parking, servicing, and associated landscaping works	Application submitted – awaiting determination. 09/03/2022 Planning Application Validated	1.02km	22
50-56 Great Bridgewater Street 133176/FO/2022	Erection of a 7-storey building with commercial floorspace (Use Class E/Sui Generis) to first and second floors and residential use to floors three to six containing 4 no. apartments (Use Class C3) with associated parking and servicing	Application submitted awaiting determination - 09/03/2022 Planning Application Validated	1km	23
Ferrous 132214/FO/2021	Erection of a 15-storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels.	17/03/2022 Planning Application Approved Not on site.	612m	24
50 Fountain Street 131859/FO/2021	Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian facade, erection of commercial building (Use Class E) with landscaping, and other associated works.	30/06/2022 Planning Application Approved Not on site.	853m	25
M1 Piccadilly 132626/FO/2022	Erection of 15-storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and	30/06/2022 Planning Application Approved	522m	26

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	office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development.	Not on site.		
Great Northern Warehouse 135565/FO/2022	Demolition of the central atrium, car park ramps, and other elements, retention of casino (Sui Generis), bowling alley and existing food and drink unit (Use Class E) alongside to allow refurbishment, restoration and re-use of the Great Northern Car Park to provide office accommodation, retail and/or food and drink uses (Use Class E) and ancillary areas; and Refurbishment, restoration, partial demolition and erection of a 3-storey extension to Deansgate Terrace (northern Chapter) and Goods Yard Entrance to form office, retail and / or food and drink use (Use Class E) and drinking establishments / hot food takeaway (Sui Generis), with associated public realm works comprising the reconfiguration of Great Northern Square and the introduction of additional public realm with associated hard and soft landscaping, highways works, access and servicing facilities, rooftop plant and other associated works; and Partial demolition of the existing leisure box to erect three residential buildings (ground plus 16, 27 and 34-storeys) to provide 746 residential apartments (Use Class C3), reconfiguration of existing car parking together with the creation of office, retail and / or food and drink use (Use Class E), or Sui Generis (drinking establishments / hot food takeaway) at ground floor and level 3, hard and soft landscaping, together with highways works, access and servicing facilities, rooftop plant and other associated works; and, External alterations and restoration of Deansgate Terrace (southern Chapter) to provide office, retail or food and drink use (Use Class E) or Sui Generis (drinking establishments / hot food takeaway / live music venue), along with delivery of associated public realm, highways works, plant, and associated works	Resolution to Grant secured at Planning Committee on 16/02/23	1.15km	27
First Street Plot 10a 136043/FO/2023	Erection of 13-storey office building (Use Class E) with associated public realm, external roof terraces (floors 11 and 12) and other associated works including external amenity spaces (Plot 10A)	12/05/2023 Planning Application Approved	1km	28
Hilton Motto Hotel 135662/FO/2022	Erection of a 20-storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements,	01/06/2023 Planning Application Approved	745m	29

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	cycle parking and creation of accessible parking bay following removal of on site structures.	Not on site.		
The Poulton 137263/FO/2023	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.	18/09/2023 Planning Application Approved Not on site.	350m	30
Union Building 137794/FO/2023	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	30/08/2024 Planning Application Approved Not on site.	499m	31
Hotspur House 138805/FO/2023	Partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the Site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)), within a part 4/5-storey and part 37-storey building plus roof parapet level above basement level, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works	13/12/2023 Planning Application Validated. Resolution to Grant secured at Planning Committee on 30 May 2024 Not on site.	844m	32
Plot 11 Block C First Street South 138831/FO/2023	Erection of a ground plus 28-storey building plus plant level, comprising purpose-built student accommodation (PBSA -Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements	18/12/2023 Planning Application Validated Application submitted – determination imminent.	993m	33
Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road 137399/FO/2023	Erection of a 6 to 9-storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23-storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings	29/11/2024 Planning Application Approved. Above ground works expected to commence Q4 2025	486m	34

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Land Between Upper Brook Street, Kincardine Road And Grosvenor Street Manchester 137401/FO/2023	Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29-storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9-storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e))), and the provision of new public realm, two new public squares, new access and parking, and associated works	29/11/2024 Planning Application Approved. Above ground works expected to commence Q4 2025	486m	35
Curlew Student Hulme 130387/FO/2021	Erection of a 6 to 9-storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23-storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings	13/06/2024 Planning Application Approved Not on site.	1.05km	36
Metropolitan University Library 138424/FO/2023	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	15/02/2024 Planning Application Approved Not on site.	657m	37
Viadux Phase 2 139715/FO/2024	Phased construction of 3 buildings to include: Plot 2a: residential building (Use Class C3a) with flexible commercial units (Use Class E) and basement, Plot 2b: residential building (Use Class C3a) with flexible commercial units (Use Class E); and Plot 2c: commercial building (Use Class E) (Plot 2c), landscaping and public realm, servicing and access arrangements, with associated highways alterations, and other associated works.	Resolution to Grant secured at Planning Committee on March 2025	628m	38
2-4 Whitworth Street West 141773/FO/2024	Demolition of buildings at 2 and 4 Whitworth Street West and the construction of a residential building (Class C3) with associated servicing arrangements, landscaping, and associated works	Resolution to Grant secured at Planning Committee on March 2025	1.1km	39

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First Street Plot 9b 141786/FO/2024	Erection of part 12, part 34 storey purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B)	Resolution to Grant secured at Planning Committee on March 2025	1.1km	40
Cambridge Halls	<p>PBSA proposals consultation launched February 2025</p> <p>Indicative Quantum's: 2,330 Student Rooms</p> <p>Phase 1: 1,126 rooms 1x 24 Storey Building 2x 11 Storey Buildings 1x 8 Storey Building</p> <p>Phase 2: 1,204 rooms 1x 30 Storey Building 2x 13 Storey Buildings 1x 8 Storey Building</p>	Consultation launched February 2025 application expected for submission Spring 2025.	1.04km	41
Energy Centre 141496/FO/2024	Construction of a new above ground Energy Centre and associated below ground plant, landscaping, revised access road, boundary treatments and building illumination	Application approved 20/01/2025	852m	42
Sparkle Street 139986/FO/2024	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	Resolution to Grant secured at Planning Committee on November 2024	342m	43
Manchester Digital Campus 141607/FO/2024	Creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor	Application approved 21 February 2025	770m	44

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	and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park)			
Mayfield Plots J and K 141788/FO/2024	Phased development comprising (a) site remediation and reprofiling; and (b) erection of two residential plots of development comprising 879 no. new homes (Use Class C3) contained within four buildings ranging from 7 storeys to 23 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), with upper and lower ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(b) and/or E(a)), and / or indoor sports facilities (Use Class F2) together with highways works, associated public realm and other associated works for each relevant phase.	Application submitted on 19 December 2024 Awaiting determination	395m	45



