

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of October 2024	Estimated Completion Date
Baseline						
Plot 9a, First Street 132600/FO/2021	Erection of a nine-storey building with rooftop plant and basement comprising office accommodation (Use Class E(c)) with ancillary facilities for occupiers including roof top terrace, winter gardens, gym/ yoga studio, basement car parking (26 spaces) and cycle parking (130 spaces) landscaping and other associated works.	14 April 2022	1	378	Under Construction Construction commenced 11 October 2022	Q2 2024
Plot 10b, First Street (House of Social) 136170/FO/2023	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).	1 June 2023	2	389	Under Construction Construction commenced 14 August 2023	Q3 2026
First Street South (Square Gardens) 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.	9 March 2021	3	481	Under Construction	Q2 2025

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Metropolitan University Science and Engineering Building 125799/FO/2019	Demolition of existing John Dalton West Building and associated structures, and erection of a new 7 storey education building (Use Class D1) for the Faculty of Science and Engineering (comprising teaching and research spaces, academic offices, social learning areas, catering/kitchen facilities and an energy centre), physical connections to and external refurbishment of the John Dalton Tower, hard and soft landscaping works, car and cycle parking and associated works.	12 March 2020	4	677	Project Complete	N/A
Great Jackson Plot F (Contour) 132199/FO/2021	Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, 01 July 2022 11. 310 Under construction Tower F1: Q4 2027 basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.	1 July 2022	5	422	Under Construction	Tower F1: Q4 2027 Tower F2: Q4 2028
Havelock 129081/FO/2021	Partial demolition and reconfiguration of 70 Great Bridgewater Street to create a new office building (Use Class E), including the replacement of building facades, a 2-storey rooftop extension and 23 April 2021 5. 400 Under construction Q1 2024 alterations to the internal layout including the infilling of the central atrium, servicing and cycle parking, access and associated works.	23 April 2021	6	183	Under Construction	Q4 2024

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Barclay House 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)	31 Jan 2018	7	315	Under Construction	Q2 2024
Viadux One and Two 115871/FO/2017	Erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works	27 July 2017	8	0	Phase 1 Complete Phase 2 Office implemented however stalled	Phase 1 Project Complete
Staycity Deansgate 125804/FO/2019	Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works.	26 June 2020	9	153	Under Construction	Q3 2025
The Blade and Three60 126668/FO/2020	Full planning permission for the erection of two 52-storey residential buildings (Use Class C3) each incorporating a podium accommodating residential amenity facilities and ground floor and first floor commercial units (Use Classes A1, A2, A3, or D1), private and public basement car parking, landscaping	3 August 2020	10	530	Project Complete	N/A N/A

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	and a public park, servicing and access arrangements, highways improvements, and associated works (Phases A, B, and D as defined on Drawing Reference: 10292Z1SHPG000PL00 B5D802 and 10292Z1SHPG000PLB1B5D801). Outline planning permission (with all matters reserved) for an educational facility (Use Class D1) (Phase C as defined on Drawing References: 10292Z1SHPG000PL00B5D802 and 10292Z1SHPG000PLB1B5D801).					
Town Hall refurbishment 119106/LO/2018	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 Albert Memorial, the Grade II Listed Heywoods Statue and the Grade II Listed Gladstones statue.	18 April 2018	11	529	Under Construction	Q1 2026
St Michael's 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	20 June 2018	12	411	Under Construction	Q2 2025

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	of basement car parking, highway alterations, landscaping and associated works.					
Number 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.	4 November 2022	13	834	Under Construction	Q2 2025
Deansgate South 129406/FO/2021	Full planning permission for a 28-storey purpose built student accommodation building (Sui Generis).	4 June 2021	14	314	Under Construction	Q2 2025
Cumulative						
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.	26 January 2021	15	304	Demolition has taken place; however, details of physical construction are not yet known. Liaison with MCC works not sufficiently progressed to be considered Baseline	Unknown
One Medlock Street	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	7 November 2023	16	402	Demolition has taken place; however, details of physical construction are not yet known.	Permission lapses 7 November 2026 - check

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135419/FO/2022	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.				Liaison with MCC works not sufficiently progressed to be considered Baseline	
St George's Place 123261/FO/2019	Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form 355 residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated work.	23 August 2019	17	802	Implemented but no evidence of above ground works progressing	Unknown
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 (Use Class C3) comprising 327 apartments, with associated residents' services, facilities and communal spaces: servicing, highways, public realm and associated works.	11 April 2026	18	86	Construction has commenced but has evidently stalled with the company reportedly going into receivership.	Unknown
Plot 10a, First Street	Erection of 13-storey office building (Use Class E) with associated public realm, external roof terraces (floors 11 and 12) and other	13 May 2023	19	377	Consent granted, no works currently underway	unknown

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136043/FO/2023	associated works including external amenity spaces (Plot 10A).					
Park Place (Plot G, Great Jackson Street) 129273/FO/2021	Demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant) (Use class C3), with ground floor commercial uses (Use class E), car parking, cycle provision, landscaping, access and other associated Works.	Resolution to grant secured at planning committee 29 July 2021. Decision Notice never issued.	20	428	Implemented however meaningful works yet to commence	Unknown
Bridgewater House Great Jackson Street 134694/FO/2022	Restoration and conversion of the Grade II listed Bridgewater House and redevelopment of car park area to create a ground plus three storey apartment building; overall providing 53 residential units, including landscaping to courtyard, bike storage and associated works.	6 February 2021	21	400	Not on site.	Permission lapses 6 February 2026
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 section) and Goods Yard Entrance to form office, retail and	Resolution to Grant secured at Planning Committee on 16 February 2023	22	136	Not on site.	Unknown

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	/ 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 section) 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					
Upper and Lower Campfield	Refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace development comprising offices, a technology incubator hub, recording	7 March 2024	23	351	Not on site.	Permission lapses 7 March 2027

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138377/FO/2023	studios and events space (Use Class E(g) / Sui Generis) with ancillary bar, cafe and events spaces; and retail unit (Use Class E(a)); together with associated cycle parking at Castlefield House.					
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.	16 February 2024	24	783	Not on site.	Permission lapses 16 February 2027
Student Castle 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.	23 July 2021	25	640	Not on site. We understand this consent is to be implemented imminently.	Unknown

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Great Jackson Street - Crown Street Plot D (The Lighthouse) 137227/FO/2023	Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys and comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.	Resolution to grant secured at planning committee 30 th August 2024	26	531	Not on site.	N/A
Great Jackson Street Plot C and E (The Green) 137226/FO/2023	Full planning permission for the demolition of existing structures and the phased construction of four residential buildings ranging from 47 to 51 storeys to provide a mix of and providing 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm,	Resolution to grant secured at planning committee 30 th August 2024	27	440	Not on site.	N/A

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	servicing and access arrangements, highways alterations and associated works.					
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	N/A	28	129	Application submitted - awaiting determination.	N/A
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	N/A	29	568	Application submitted – determination imminent.	N/A
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.	Resolution to Grant secured at Planning Committee on 30 May 2024	30	318	Not on site.	N/A

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Viadux Two	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.	N/A	31	75	Application submitted - awaiting determination	N/A



