



Crown Street Phase 3 and Greater Jackson Street Plot D
Committed Developments

March 2023

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site	Status
Baseline (Under Construction)					
1	Deansgate Square	111719/FO/2016/C1	Construction of four residential buildings, ancillary amenity building for residents accommodating a tennis court, swimming pool and gym facilities (Use Class C3), ground floor retail units (Use Classes A1, A2, or A3), amenity space for residents within residential buildings, new public realm and landscaping, basement car parking and related highway, access, servicing, engineering and associated works.	85 m	BASELINE Complete, although not all approved landscaping has been delivered.
2	Crown Street Phase 2 (including School)	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 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)	100 m	BASELINE Under construction.

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site	Status
3	Viadux	126868/JO/2020	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.	476 m	BASELINE Above ground works have commenced albeit construction has not progressed beyond the podium level.
4	Plot 9 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.	430 m	BASELINE Above ground works have commenced, with construction expected to commence within the next couple of weeks.
5	10-12 Whitworth Street	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.	360 m	BASELINE Planning Permission implemented, not under construction. Site has been cleared.
6	Trinity Islands	132429/FO/2021	Erection of four towers ranging from 39, 48, 55 and 60 storeys to form a mixed-use development comprising 1950 residential apartments (Use Class C3a) and commercial uses (Use Classes E and Sui Generis: Drinking Establishment) (361 sqm) within the podium level together with public realm, car and cycle parking, access arrangements and highway works, and other associated works.	696 m	BASELINE Approved – 13 th May 2022

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site	Status
7	Arundel Street / 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.	425m	BASELINE Second application submitted and approved in June 2019. Enabling works underway. Start date TBC.
Cumulative					
8	Plot H, Great Jackson Street Framework	129406/FO/2021	Full planning permission for a 28-storey purpose-built student accommodation building (Sui Generis).	132 m	CUMULATIVE Planning Permission approved 17/05/2022, not under construction and no conditions discharged.
9	1 Alpha Place	120113/FO/2018	Erection of a seven storey apart-hotel (use class C1), comprising 59 rooms on the upper floors, with reception area and ancillary residents' lounge and breakfast area on the ground floor.	449 m	CUMULATIVE Planning permission not implemented, not under construction. Discharge of Condition application submitted in August 2021 shows as pending neither approved nor dismissed on Council website.

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site	Status
10	325 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.	326 m	CUMULATIVE Planning permission not implemented, not on site.
11	Hotspur Press	120635/FO/2018	Part demolition and redevelopment and part retention and refurbishment of the former Hotspur Press Complex (Medlock Mill) to deliver 171 residential units (10 no. 1 bed, 1 person apartments, 49 no. 1 bed, 2 person apartments, 2 no. 2 bed, 3 person apartments and 110 no. 2 bed 4 person apartments) - Use Class C3, within refurbished mill space and 28 storey building (including two levels of basement), commercial floorspace (Use Classes A1 (shop), A2 (financial and professional services), A3 (restaurants and cafes), B1 (office), D1 (medical clinic, health centre, art gallery and museum only) and / or D2 (gymnasium or bowling alley only) together with servicing, access, landscaping including a new public space and pedestrian route between Gloucester Street and First Street, and other associated works.	540 m	CUMULATIVE Located just outside of buffer zone. Planning permission not implemented, not on site.

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site	Status
12	Plot 11 First Street ¹	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.	436 m	CUMULATIVE Planning permission not implemented, not on site.
13	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.	302 m	CUMULATIVE Planning Permission not implemented, not under construction

¹ The committed developments were agreed with Manchester City Council in November 2022 and consultants have based their EIA assessments on this basis. Since then, we have been made aware that Plot 11, First Street has started on-site, all consultants will therefore consider whether Plot 11 First Street being in the baseline will have any impact on their conclusions.

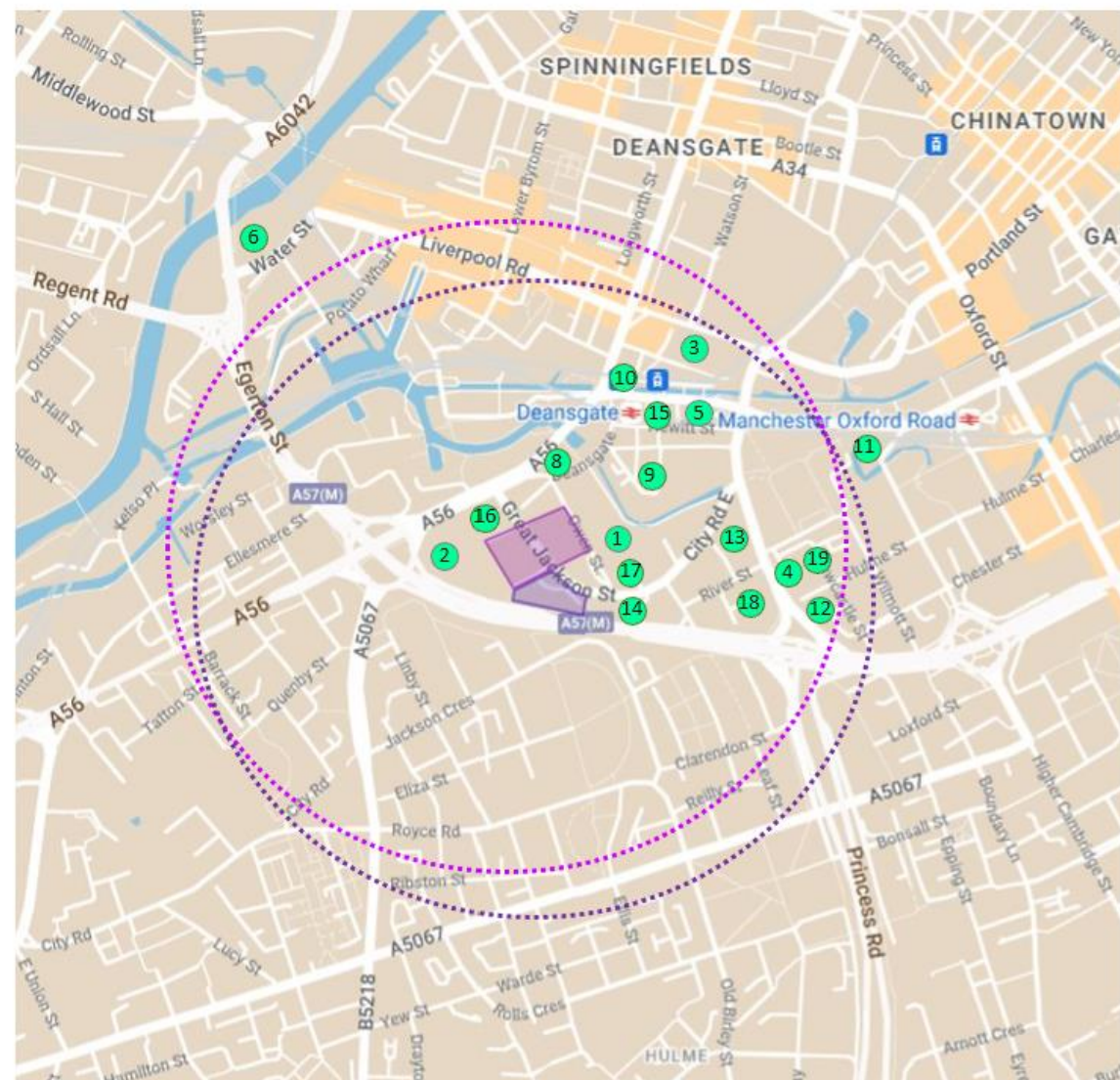
ID	Name	LPA Planning Ref.	Description of Development	Distance from Site	Status
14	Plot G, 34 Great Jackson Street	129273/FO/2021	Demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant) (use class C3), with ground floor commercial uses (use class E), car parking, cycle provision, landscaping, access and other associated works.	130 m	CUMULATIVE Live planning application in SRF area, resolution to approve (s106 Agreement is outstanding), not under construction
15	2-4 Whitworth Street	126308/FO/2020	The demolition of 2 to 4 Whitworth Street West and the construction of a mixed-use building, comprising flexible units for retail, food and drink use at ground floor level with a hotel at upper storeys, together with associated landscaping, servicing, cycle parking and other associated works.	336 m	CUMULATIVE Planning Permission not implemented, not under construction
16	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.	95 m	Pending decision (validated on 24 th August 2022)

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site	Status
17	Plot F Great Jackson Street	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, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.	114 m	CUMULATIVE Approved – 1 st July 2022
18	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.	220m	CUMULATIVE Validated – 29 th November 2022

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site	Status
19	Plot 10 First Street ²	N/A – not yet submitted	TBC – below is a summary we have extracted from the consultation website: <i>“Our proposals for commercially-led, mixed use development on Plot 10 include a next generation sustainable office building and high-quality, purpose-built student accommodation. A ground floor food hall, open to both residents and the public, will add to the vibrancy of the area.”</i> More information is available here: FIRST STREET (firststreet-plot10.co.uk)	390m	CUMULATIVE We understand this is due for submission pre-Christmas. Deloitte to update team as soon as further information available.

² Since agreement with Manchester City Council in November 2022, this planning application has now been submitted and validated.

- ⬤ Application for Crown Street Phase 3 500m buffer
- ⬤ Application for Plot D 500m buffer
- 1 Deansgate Square Application
- 2 Crown Street Phase II (exc school)
- 3 Viadux
- 4 Plot 9 First Street
- 5 10-12 Whitworth Street
- 6 Trinity Islands
- 7 Arundel Street / St George's Place
- 8 Plot H, Great Jackson Street
- 9 1 Alpha Place
- 10 325 Deansgate
- 11 Hotspur Press
- 12 Plot 11 First Street
- 13 One City Road
- 14 Plot G, 34 Great Jackson Street
- 15 2-4 Whitworth Street
- 16 Bridgewater House, Great Jackson Street
- 17 Plot F, Great Jackson Street
- 18 Old Medlock Street
- 19 Plot 10 First Street





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