

Appendix 5.1: Cumulative Schemes – Cheetham Hill

Application Reference	Address	Description	Decision	Distance from site	Status
138302/FO/2023	1 Park Place Manchester M4 4EZ	Erection of a part 25 and part 15 storey residential building comprising 154 apartments (Use Class C3a) with ground floor commercial uses (Use Class E), together with associated residents amenity space, cycle parking, substation, servicing, and associated landscaping works following demolition of existing buildings	Approved February 2024	0.05km	Construction yet to commence
113914/FO/2016	Land bound by Cheetham Hill Road, Lord Street and Fernie Street	Erection of a 16-storey building to form 192 residential apartments (Use Class C3a), together with a ground-floor commercial unit (Use Class A1, A2, A3 or B1) with associated vehicular access from Fernie Street, car parking and hard and soft landscaping following demolition of existing buildings	Approved on 21 November 2016	0.06km	Construction yet to commence (however the planning permission is understood to have been implemented)
109031/FO/2015/N1 (subsequently varied by s73 applications 113953/JO/2016 and 118862/JO/2018) (Green Quarter Block 7 / The Hallmark)	Land at 6 Cheetham Hill Road	Erection of a 15-storey building to form 146 residential apartments (Use Class C3a), along with ground-floor commercial floorspace (Use Classes A1, A2, A3 or B1) with associated car parking and vehicular access from Fernie Street and other associated works following demolition of existing buildings	Approved on 27 August 2015 (the subsequent s73 applications were approved on 14 November 2016 and 18 April 2018 respectively)	0.07km	Completed

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133143/VO/2022 (subsequently varied by s73 application 137079/JO/2023)	Red Bank Neighbourhood, Victoria North, Manchester	City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works	Approved on 14 July 2022 (the subsequent s73 application was approved on 4 August 2023)	0.20km	Construction yet to commence
136812/OO/2023	Land At Red Bank Victoria North Manchester	Outline application for development comprising: Erection of a residential led mixed use development across severable plots comprising residential (Use Class C3a); non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); residents amenity space including within clubhouse buildings; health centre	Manchester's Planning Committee resolved to approve the application on 31 August 2023 subject to the signing a s106 legal agreement	0.20km	Application pending determination, but included for consideration due to proximity to the Site

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		(Use Class E); a primary school (Use Class F); the final surface finish of the highway and footpath consented under HIF permission ref: 133143/VO/2022; creation of new public realm and associated landscaping, car parking provision, cycle storage, and other associated works (with all matters reserved). Outline application for development with all matters considered: Demolition of existing buildings and structures.			
118831/FO/2018	Former Boddingtons Brewery, Dutton Street, M3 1LE	Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3,940sqm of commercial floorspace (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works	Approved on 28 February 2019	0.26km	Construction yet to commence (however the planning permission is understood to have been implemented)
136492/FO/2023	Land Off Great Ducie Street	Erection of new educational facility (Use Class F1(a)) with associated amenity space, servicing, accessible parking bays, cycle storage and other works.	Approved on 18 August 2023	0.33m	Construction yet to commence
124995/FO/2019	Land on the corner of Great Ducie Street And New Bridge Street	Erection of a five storey educational building (18,495 sqm) (Use Class D1) with associated access, servicing, landscaping, public realm and other associated	Approved on 19 December 2019	0.35km	Completed

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	Manchester M3 1WB	works following removal of existing car park			
132416/FO/2021	Land bounded by the Travelodge and surface level car parking to the north, further surface level carparking to the east, Manchester College to the south and Bury New Road to the west	Erection of two buildings, part 27, 20, 17 storeys and part 11 and 10 storeys to form a mixed use development comprising of 461 residential apartments (Use Class C3a) and ground floor commercial uses (Use Class E) (718sqm) together with public realm including courtyard pocket park, landscaping, car parking and other associated works.	Approved on 30 June 2022	0.35km	Construction yet to commence
137941/FO/2023	Former Boddington Brewery Site Land Off Great Ducie Street Manchester M2 5PE	Erection of two buildings part 29, 25 and 20 storeys and 12 storeys to create a mixed-use development comprising 505 residential apartments (Use Class C3a) with commercial uses (Use Class E) provided at the ground floor level, together with public realm including courtyard pocket, cycle parking, accessible parking spaces, access arrangements, and other associated works	Approved March 2024	0.35km	Construction yet to commence
123437/FO/2019	4 Angel Square Corporation Street Manchester M4 4DU	Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use	Approved on 26 July 2019	0.39km	Completed

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		(Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works.			
111777/FO/2016/C1 (subsequently varied by s73 application 128667/JO/2020)	New Victoria Land at Corporation Street Manchester M3 1NX	Erection of two residential buildings of a maximum 21 and 26 storeys to accommodate 520 apartments (178 x 1 bed, 286 x 2 bed and 56 x 3 bed apartments) (Use Class C3). Erection of one office building of maximum eight storeys comprising up to 11,647 sq. m (GIA) of office accommodation. Ground floor commercial space (Use Class A1, A2, A3 and B1), lower ground level car parking, access and servicing arrangements, alterations to Corporation Street, new public realm and other associated works.	Approved on 29 September 2016 (the subsequent s73 application was approved on 19 March 2021)	0.43km	Completed
134092/FO/2022 (New Victoria Phase 2)	New Victoria Phase 2 Land at Corporation Street Manchester M3 1NX	Erection of a 10-storey office building (Use Class E) plus basement, a ground floor commercial unit (Use Class E), with associated external amenity in the form of roof terraces, plant, substation, cycle parking, hard and soft landscaping, access and	Approved on 20 October 2022	0.43km	Construction yet to commence

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		servicing and other associated works			
136814/FO/2023	Land Bounded by Dantzic Street, Dalton Street And The Railway Line Known As Plots NT02, NT03 And NT04 Manchester	Erection of a phased residential led mixed use development comprising three residential towers (Use Class C3a) (NT02 34 storeys, NT03 part 8, part 20 and part 31 storeys and NT04 part 8, part 27 storeys) with associated flexible non-residential floorspace comprising commercial, business, service and community uses (Use Classes E, F and Sui Generis); erection of a 6 storey residential amenity space within a clubhouse building (part of NT02), with associated car and cycle parking, hard and soft landscaping, improvement works to Dantzic Street, drainage infrastructure and associated engineering works following demolition of existing buildings and structures	Approved December 2023	0.43km	Under construction
116366/FO/2017 (subsequently varied by s73 application 124120/JO/2019)	Land bounded by Dantzic Street & Aspin Lane, land bounded by Gould Street & Angel Meadows and land bounded by Old Mount Street,	Erection of four residential buildings (22 storey building, 17 storey building, 40 storey building and part 12, part 9 storey building) to form 756 residential apartments (Use Class C3a) together with ground floor commercial uses (616 sqm) (Use Classes A1, A2, A3, A4, A5, D1 and B1) with associated car parking, landscaping, amenity	Approved on 25 August 2017 (the subsequent s73 application was approved on 13 December 2019)	0.49km	Completed

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	School Street, Naples Street & Ludgate Street Manchester	areas, creation of new public realm following the closure of Aspin Lane, Mincing Street and Irk Street and other associated works following demolition of existing structures			
126944/FO/2020	Land Bound By Dantzic Street, Gould Street, Williamson Street And Bromley Street (Known As Victoria Riverside) Manchester	Erection of a residential-led mixed use development comprising 3 no. towers (37, 26 and 18 storeys) and podium levels (6 storey) to form 634 residential apartments and townhouse accommodation (Use Class C3) together with commercial accommodation (1222 sqm) (Use Classes A1,A2,A3,A4,A5,B1, D1 and D2)); with associated residential amenity areas, refuse storage, plant (including substation), car parking, cycle storage, landscaping and new public realm including the re-instatement of Bromley Street and other associated works	Approved on 15 January 2021	0.53km	Under construction