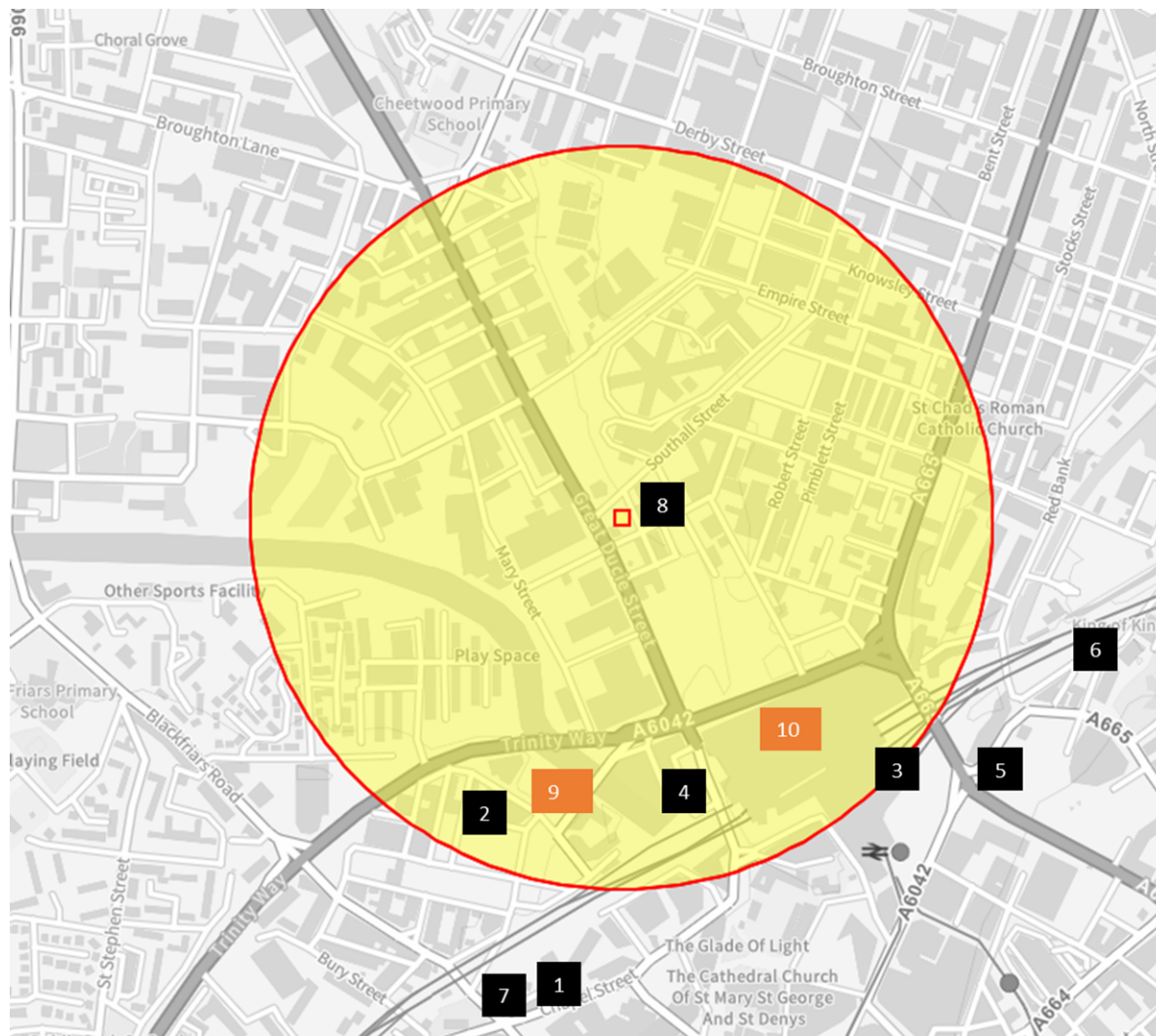


Committed Development – Former Boddington Site

Please note that the below list draws on the Committed Developments List dated December 2021, with any entries that have their status changed in bold. There are also additional entries / new developments on the list as of June 2023 highlighted in red.

Figure 1. 500m radius of the Site (Site indicated by red square, baseline by black boxes, and cumulative development by orange boxes)



	Site/Location	Planning Permission Ref:	Description of Development	Status
1.	Embankment West Off Salford Approach And New Kings Head Yard Chapel Street Salford	17/70626/FUL	Erection of one 18 storey residential building (Block A, Use Class C3); one 16 storey residential building (Block B, Use Class C3); one 18 storey building providing a mix of residential and serviced apartment accommodation and amenity facilities including lounge, swimming	Construction completed February 2022. BASELINE

Site/Location		Planning Permission Ref:	Description of Development	Status
			pool and gym (Block C, Use Class Sui Generis); 536sqm of commercial floorspace (Use Classes A1, A2, A3, A4); new access from Greengate; car and cycle parking; public realm and landscaping; and other associated works.	
2.	Plot HJ / Phase 1 Land Bound By Greengate, Collier Street, Queen And King Street And Gravel Lane	21/78473/HYBEIA	Application pursuant to s.73 of the Act for variations to conditions 4 (Approved Plans), 5 (Quantum of Development) and 6 (Phasing) of hybrid planning permission ref. 19/74465/HYBEIA, in order to reflect changes to the phasing of phases 2 and 3 of the development, a correction to the quantum of commercial floorspace at Plot C, amendments to the phasing boundaries to accommodate provision of a surface water attenuation tank, and amendments to reduce the height parameters to the podium of Plot C from 2-3 storeys to 1-3 storeys (Application accompanied by Environmental Statement addenda and technical notes).	Approved 2nd March 2022 Greengate Masterplan, with reserved matters considered. BASELINE
	Plot C / Phase 2 Land Bound By Greengate, Collier Street, Queen And King Street And Gravel Lane	21/78474/REM (submitted pursuant to 21/78473/HYBEIA (S73 permission))	Application for approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Outline Planning Permission 21/78473/HYBEIA for Plot C, comprising the demolition of existing buildings and a residential-led development of a 42-storey (plus ground) building containing 444 apartments together with associated residents' amenities, ground floor commercial floorspace, basement parking, public realm improvements including the delivery of Boulevard West, Collier Square and Collier Street, and other associated infrastructure works. (EIA Development Application accompanied by an Environmental Statement Addendum)	Approved 02 March 2022 Under Construction BASELINE
	Plot FG / Phase 3	22/80890/REM (submitted pursuant to	Application for approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale)	Approved 02 March 2023 CUMULATIVE

	Site/Location	Planning Permission Ref:	Description of Development	Status
	Land Bound By Greengate, Collier Street, Queen And King Street And Gravel Lane	21/78473/HYBEIA (S73 permission))	pursuant to Outline Planning Permission 21/78473/HYBEIA for Plot FG (Phase 3), comprising the demolition of existing buildings and a residential-led development of a 40-storey (plus ground) building containing 518 apartments together with associated residents' amenities, ground floor commercial floorspace, basement parking, public realm improvements including the delivery of parts of Boulevard West and Collier Square, and improvements to Queen Street and Collier Street, and other associated infrastructure works. (EIA application accompanied by an Environmental Statement Addendum - Application 21/78473/HYBEIA was accompanied by an Environmental Statement)	
3.	New Victoria Land At Corporation Street Manchester	128667/JO/2020	Variation of condition 2 (specified plans) attached to previously approved planning application 111777/FO/2016/C1 to allow for changes to the approved plans to include formation of a new enclosed amenity use bridge link between the two approved residential buildings at upper ground floor level only, together with roof top amenity space/terrace on top of new bridge link.	Approved 19th March 2021 Construction began October 2020 BASELINE
4.	Land Bounded By Great Ducie Street And Mirabel Street Manchester	122280/FO/2019	Erection of new mixed-use development to comprise of one 10 storey building fronting Mirabel Street to accommodate 45 no. Use Class C3 residential apartments (9 no. 1-bed studios, 27 no. 2-bed 3 person apartments and 9 no. 2-bed 4 person apartments) and 7 no. residential car parking spaces at ground level and one part 10, part 14 storey building fronting Great Ducie Street to accommodate 84 no. Use Class C3 residential apartments (31 no. 1-bed 2 person apartments, 26 no. 2-bed 3 person apartments, 18 no. 2-bed 4 person apartments and 9 no. 3-bed 5 person apartments) and 345 sq. m of commercial floor space at ground	Approved 31st August 2022 Construction started June 2023 BASELINE

Site/Location		Planning Permission Ref:	Description of Development	Status
			level (flexible use Use Class A1 shop, Use Class A2 financial and professional services and Use Class A3 cafe/restaurant) together with creation of roof terrace amenity space, cycle parking, access, servicing and associated works following demolition of existing building.	
5.	4 Angel Square Corporation Street Manchester	123437/FO/2019	Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (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.	Approved 26th July 2019 Construction started November 2020 BASELINE
6.	Plots 2, 3, 4 And 5, Angel Meadow Dantzic Street, Aspin Lane, Gould Street, Old Mount Street Manchester	124120/JO/2019	Variation of planning condition 3 (specified plans) of planning permission 116366/FO/2017 to increase the height of buildings at plots 2 and 3 by 1.1 m, amendments to the facade treatment of plots 2 and 3, increase in the height of plot 4 by 0.278m, amendments to the facade treatment of building at plot 4, increase in height of plot 5 by 1m together with elevational alterations, alteration to podium to plot 4.	Approved 25th August 2017 Construction started October 2018 BASELINE
7.	Chapel Street, Salford	20/76134/FUL	Erection of 16-storey building plus plant comprising a hotel (Use Class C1) with ancillary bar and restaurant uses, access, servicing, landscaping and other associated works.	Construction started July 2022 BASELINE
8.	Former Boddingtons Brewery Site Dutton Street Manchester	118831/FO/2018	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 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works.	Approved 28th February 2019 – Extant consent, implemented on site BASELINE

	Site/Location	Planning Permission Ref:	Description of Development	Status
9.	Land Corner New Bridge Street And Greengate Salford	19/74205/FULEIA	Erection of a mixed use development comprising a single building with two blocks (14 and 55 storeys) to include: 542 residential apartments, associated residents' facilities and basement parking; and 3 no. commercial units (use classes A1, A2, A3, B1 & D1) with associated landscaping and public realm works.	Validated 27th September 2019 Awaiting determination (s106) CUMULATIVE
10.	Manchester Arena Hunts Bank Approach Manchester	127901/FO/2020	Elevational alterations to New Bridge Street elevation to create new entrance/exit into Arena and installation of bollards along pavement edge.	Approved 16th April 2021 CUMULATIVE