

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site (approx.)	Status
			and servicing arrangements, alterations to Corporation Street, new public realm and other associated works.		
4.	Victoria Riverside	126944/FO/2020 Approved Jan 2021	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.	400m	BASELINE Under construction.
5.	Red Bank Remediation and Landscaping	133143/VO/2022 Approved Mar 2022	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	250m	BASELINE Under construction.

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			infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works.		
6.	76-82 Oldham Street	110074/FO/2015/C2 Approved Aug 2016	Demolition of existing building and site structures and construction of 2no. mixed use buildings (Buildings A and B). Building A - Part 4, part 5, part 6 and part 8 storey building including ground floor and plus basement with ancillary facilities services and commercial use (A1, A3, B1) at ground floor and basement levels, 72 residential apartments (C3) above and 2 green roofs. Building B - Part 3 and part 5 storey building including ground floor and plus basement with 100 cycle parking spaces, building services and commercial space at basement level and 9 car parking spaces, ancillary facilities and services and commercial space (A1, A3, B1) at ground floor level and 28 residential apartments (C3) above and 1 green roof.	400m	BASELINE Under construction
7.	Deluna, 32-38 Oldham Road	119731/FO/2018 Approved Nov 2018	Erection of 7 storey building to form 38 apartments and ground floor retail unit (Class A1) together with associated car and cycle parking following demolition of existing building	400m	BASELINE Under construction.

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8.	Bendix Street	125681/FO/2019 Approved Apr 2021	Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings	350m	BASELINE Under construction.
9.	Oldham Road	125686/FO/2019 Approved Dec 2020	Erection of a 12-storey residential building (Use Class C3) comprising 144 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (144 sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.	300m	BASELINE Under construction.
10	New Cross Central (Addington Street)	124888/FO/2019 Approved Jan 2020	Erection of a 6-9 storey residential building (Use Class C3) comprising 80 no. dwellings including 9 no. townhouses and 71 no. apartments with residents lounge, refuse, plant, new substation, cycle storage, an internal landscaped courtyard and improvements to the adjacent footways on Marshall Street, Chadderton Street, Addington Street and Cross Keys Street and other associated works following removal of existing car park	250m	BASELINE Under construction.

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site (approx.)	Status
11	Peeler's Yard	125678/FO/2019 Approved Dec 2020	Erection of 8-storey residential building (Use Class C3) comprising 73 residential units, with ground floor commercial use (Classes A1, A2, A3, B1 and D1 (excluding Places of Worship)) (205 sqm); alterations to the retained perimeter wall and chimney including the introduction of a light box; disabled car parking, highways, landscaping and other associated works Alterations to the retained perimeter wall and chimney structure, including the introduction of a light box and erection of an 8-storey residential building (Use Class C3) comprising 73 residential units, with flexible ground floor commercial use (Use Class A1, A2, A3, A4, A5, B1 and / or D1), associated landscape and other associated works.	250m	BASELINE Under construction.
12	Swan House	121380/FO/2018 Approved Oct 2019	Erection of a part 31, part 13, part 5 storey building to form 373 residential apartments (Use Class C3a) and 12 serviced apartments (Use Class C1) together with a ground floor commercial unit (408 sqm) (Use Class A1, A2 or A3) with associated car parking, public realm and other associated works following demolition of existing buildings	100m	BASELINE Under construction.
13	Ancoats Gardens, One Thompson St	118120/FO/2017 Approved May 2018	Erection of a part 15, part 9, part 7 storey building to form 155 residential apartments together with ground floor commercial uses (Use Classes A1, A3 and B1) (288 sqm) with associated car parking, access arrangements and other associated works following the demolition of existing buildings and structure and the closure of Hatter Street	200m	BASELINE Under construction.

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14	Meadowside	116366/FO/2017 Approved Aug 2017	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 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	100m	BASELINE Under construction. Mount Yard has already completed construction.
15	Glassworks	126638/FO/2020 Approved Jun 2020	Erection of part 17 storey (plus roof top plant behind parapet), part 6 storey building and the conversion with single-storey rooftop extension of the existing building at 1 & 3 Back Turner Street to comprise office accommodation (Class B1(a)) with front of house and commercial floorspace at ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) and D2 (gym and cinema) use with associated landscaping and other works following demolition of existing buildings at 30 & 32 Shudehill and 1 & 3 Nicolas Croft	250m	BASELINE Under construction.
Cumulative					
16	New Victoria Office	111777/FO/2016/C1 Approved Sep 2016	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	200m	CUMULATIVE Planning Permission implemented for Residential Phase. Office Phase has

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site (approx.)	Status
			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.		not yet commenced.
17	Old Bank Building Extension	127464/FO/2020 Approved Oct 2020	Construction of a new 7-storey office extension to the rear of the Old Bank Building to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4 and D2); change of use at ground floor of the existing building from B1 office use to (Use Classes A1, A2, A3, A4 and D2), together with cycle storage, showers and bin storage; and external works relating to the reuse, refurbishment and extension of the building, including external alterations to create a new doorway on Hanover Street; alongside new internal substation and installation of external plant and screen at roof level and associated works (associated listed building application reference 127465/LO/2020).	200m	CUMULATIVE Planning Permission not yet implemented.
18	Former Boddingtons Brewery	132416/FO/2021 Approved at Committee in March 2022. Awaiting formal issue of Decision Notice.	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) (718 sqm) together with public realm including courtyard pocket park, landscaping,	550m	CUMULATIVE Planning Permission not yet implemented.

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			car parking and other associated works		
19	Old Brewery Gardens	118831/FO/2018 Approved Feb 2019	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	500m	CUMULATIVE Planning Permission implemented but residential element yet to be commenced.
20	Manchester Arena Expansion	127901/FO/2020 Approved Apr 2021	Elevational alterations to New Bridge Street elevation to create new entrance/exit into Arena and installation of bollards along pavement edge	400m	CUMULATIVE Planning Permission not yet implemented.
21	Mirabel Street	122280/FO/2019 Approved Feb 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 8 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	500m	CUMULATIVE Planning Permission not yet implemented.

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site (approx.)	Status
			space at ground 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		
22	Rylands Building redevelopment	127881/FO/2020 Approved Jan 2021	Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor into 9 units; works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub basement and other associated works.	500m	CUMULATIVE Planning Permission not yet implemented.
23	20-36 High Street	121375/FO/2018 Approved Oct 2020	Construction of a 22 storey building comprising 361 residential apartments (122 x 1 bed 2 person, 119 x 2 bed 3 person, 94 x 2 bed 4 person, 21 x 3 bed 5 person and 5 x 3 bed 6 person (34% 1 bed, 59% 2 bed and 7% 3 bed) ground floor commercial floorspace (Use Classes A1 (Shop), A3 (Restaurant and Cafe), A4 (Drinking	450m	CUMULATIVE Planning Permission not yet implemented.

ID	Name	LPA Planning Ref.	Description of Development	Distance from Site (approx.)	Status
			Establishment) and A5 (Hot Food Take-away) associated landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works following demolition of buildings at 20-22 and 24-26 High Street and 5 market stalls to Church Street.		
24	40 Swan Street	128997/FO/2020 Approved Sept 2021	Erection of a ground plus 9-storey building to form 118 no. residential apartments (Use Class C3), including amenity areas, ground floor food and beverage/ commercial units (Sui Generis/ Use Class E), public realm and landscaping, with supporting infrastructure and associated works following demolition of existing building.	250m	CUMULATIVE Planning Permission not yet implemented.
25	39 Mason Street	117470/FO/2017 Approved Oct 2018	Erection of 6 storey building comprising restaurant (Class A3) and retail unit (Class A1) at ground floor level and fourteen apartments above, together with basement parking.	250m	CUMULATIVE Planning Permission not yet implemented.
26	25 Rochdale Road	127537/FO/2020 Approved Oct 2020	Erection of a 11 storey 229 bedroom hotel (Use Class C1) with ancillary ground floor bar/restaurant together associated public realm and other associated works	100m	CUMULATIVE Planning Permission not yet implemented.
27	87 Rochdale Road	131708/FO/2021 Approved Feb 2022	Erection of a part 11, part 13 storey building to form residential apartments (Use Class C3a) together with the erection of two blocks of 3 storey duplexes (Use Class C3a) to form 237 residential homes in total with associated commercial floor (Use Class E) (132 sqm), basement car parking,	250m	CUMULATIVE Planning Permission not yet implemented.

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			landscaping and public realm, and associated engineering and infrastructure works following demolition of existing buildings and structures		
28	CIS Tower Refurbishment	126119/LO/2020 and 126118/FO/2020 Approved 24 Mar 2020	Construction of a 3-storey extension to the Podium for additional office accommodation (Use Class B1) and refurbishment of the CIS Tower (to include the refurbishment of single glazed façade; replacement of solar panels on the service tower; creation of new entrances on Dantzic Street and on the eastern elevation of the building; provision of cycle storage, showers and refuse areas; alongside external plant and plant screen at roof level) and change of use to basement and ground floor from B1 office to Class A1 (Shop) , A3 (Food and Drink) , B8 (Storage and Distribution), D1 (Non Residential Institutions) (flexible events and conference facility or medical centre) and D2 (Assembly and Leisure) (gym or cinema), and the provision of new landscaping and associated works	15m	CUMULATIVE Planning Permission not yet implemented.

Appendix 3: Salford Archaeology Archaeological Evaluation Report October 2021