Table 11.2: Cumulative Site Search

Site No.	Site Name / Applicant	Planning Ref.	Proposals	Known status	Distance / Direction	Daylight/Sunlight Yes/No
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1	Iceni Projects	132376/FO/2021	274 Deansgate - Proposed two storey roof extension to provide additional office floorspace (Use Class E (g), along with ancillary works to the ground floor and basement levels, and removal and replacement of plant.	Approved 03 March 2022	50m North-West	Massing added to DLSL 3D Model but not assessed as commercial
2	JR Properties	120062/FO/2018	3 St Johns - Change of use of the existing ground plus two-storey building (but excluding the ground floor A1 retail unit and D1 Clinic) and development of an additional two storey roof level extension, and external improvements, to create no.11 residential apartments (Class C3), with storage provision at basement level.	Approved 23 August 2018	90m North-West	Building massing included in analysis – Building is B14 in our building number map. Residential parts / change of use not assessed as doesn't directly face development and not yet implemented
3	Jackson Row Developments Limited	114664/FO/2016	St Michaels - 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 of basement car parking, highway alterations, landscaping and associated works.	Approved 20 June - 2018	280m North-East	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
4	Ask Central Ltd	115871/FO/2017	Viadux - 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.	Approved 27 July 2017	180m South-East	Massing added to DLSL 3D model and has been assessed as residential – our B46
5	Peter Street Exclusive Investments Ltd	125533/FO/2019	47 Peter Street - Change of use of upper floors from office (Use Class B1) to hotel (Use Class C1), installation of mezzanine floor at third floor level, partial removal of staircase, reconfiguration of ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, refurbishment, internal alterations, and other associated development.	Approved 18 December 2022	250m North-East	Building massing included in analysis – Building is B31 in our building number map. Not assessed as not residential
6	Manchester City Council	124918/VO/2019	Albert Square - Refurbishment and expansion of Albert Square public realm, including its continued use for temporary events and activities throughout the year; works to include: the installation of a new surface water drainage scheme, removal of existing trees and replacement tree planting and soft landscaping; installation of new lighting columns, wayfinding signage and street furniture; creation of new sloped access to the Town Hall entrances; highways and servicing access works, and associated works.	Approved 23 January 2020	500m North-West	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
7	Manchester City Council	119106/LO/2018	Town Hall - 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.	Approved 18 April 2018	450m North-West	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)

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8	Ask Real Estate Limited, Robert Newham & Mitchell Millet	125804/FO/2019	325 – 327 Deansgate - 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.	Approved 26 June 2020	75m South-West	Building massing included in analysis – Building is B7 in our building number map. Not assessed as not residential
9	Maizelands Ltd and Arringford Ltd	126308/FO/2020	Travelodge Deansgate Locks - 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.	Approved 18 December 2020	120m South	Won't be affected by development (line of sight)
10	Brigantes Ltd & Duvet 1 Property Management Ltd	111003/FO/2016/C1	Vision - 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.	Approved 11 April 2016	130m South	Property demolished – Not modelled
11	Paribas Real Estate & Property Management UK Limited	129081/FO/2021	70 Great Bridgewater Street - 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 alterations to the internal layout including the infilling of the central atrium, servicing and cycle parking, access and associated works.	Approved 23 April 2016	250m South-East	Won't be affected by development (line of sight)
12	Clearbell UK Strategic Partnership	133282/LO/2022	Freetrade Exchange - Refurbishment and alteration works to office building comprising the reconfiguration of main entrance and expansion of reception area, use of lower ground floor as a bar (sui generis), removal of glazed canopy over main entrance, infill of enclosed area at 5th floor level (creating 37 sqm Use Class E(g)(i) office space), replacement of existing glazed entrance screen; repainting of modern ground floor feature western elevation, guardrails, and window frames; replacement of external lighting and removal of redundant lighting; installation of platform lifts; removal of car lift, roller shutter door and louver to vehicle entrance to north elevation of building and creation of additional glazed entrance and reception; installation of upgraded toilet facilities; use of basement for bike store, gym, sauna, changing facilities, toilets and showers ancillary to existing office use of building; other internal works to enable enhancement of internal spaces; removal of redundant plant to roof level and installation of new plant and PV panels.	Awaiting Determination	230m North-East	Building massing included in analysis – Building is B30 in our building number map. Not assessed as not residential
13	Manchester Quays Ltd	118040/FO/2017	Old Granada Studios - Part redevelopment and part refurbishment of the site, following demolition of existing buildings and structures, including the Annex Building fronting Atherton Street, the Administration Block and Security Lodge fronting Quay Street, Mechanical Workshop areas and Stores to the rear of Studio 8, former Staff Welfare Suite to the rear of Studios 2 and 6, to allow the erection of 10 storey residential and office building (use Class C3 / B1) comprising 22 residential units with rooftop pool, ground floor retail units (Use Class A1, A2 or A3) and amenity space; conversion of Studios 2, 6, 8 and 12 to event spaces and filming studios (Sui Generis); conversion of	Approved 16 May 2018	450m West	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)

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			the existing Granada House building into a hotel (Use Class C1) with associated private members club (Sui Generis); restaurant and cafe use (Use Class A3) and drinking establishment uses (Use Class A4); erection of a new single storey rooftop bar / restaurant associated with the hotel and private members club; erection of 4 storey modular office building the rear of Granada House; inclusion of a Combined Heat and Power (CHP) Energy Centre; creation of temporary car parking to the rear of Granada House; works associated with access and servicing of the wider development, and associated public realm and landscaping works. | Granada House Atherton Street Manchester M3 3GS.			
14	In Fill Development Ltd	128433/FO/2020	One Commercial Street - Proposed development of seven townhouses on current brownfield site.	Approved 5 March 2021	150m South	Not analysed - Won't be affected by development (line of sight)
15	GVA	118033/P3OPA/20 1 7 & 128804/FO/2020	Barclay House - 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).	Approved 31 January 2018	300m South-East	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
16	Manchester City Council	118398/FO/2017	79 Moseley Street - Creation of 1 x basement unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments), B1 (offices) and 1 x ground floor unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments) with offices (Class B1) above (floors 1 to 5) following refurbishment of building to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, rooftop plant, refurbishment of the facade and windows and exposure / reinstatement of original shop frontage (77a Mosley Street) and associated works.	Approved 28 June 2018	500m North-East	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
17	Beetham Landmark Ltd	068662/FO/2003/C	Beetham Tower - Demolition of existing section of viaduct and redevelopment to create a hotel (Class C1) incorporating associated retailing, restaurants, bars and cafes (A1. A2, A3), conferencing, other associated facilities including a health and fitness centre (Class D2) with 219 residential units (Class C3) above and a sky bar (Class A3), with related access, servicing, basement car parking, landscaping and associated works. The construction of an office building, (Class B1) with related access, servicing, car parking, landscaping and associated works and incorporating a public lift and stair linking to the G-Mex podium.	Approved 31 October 2003	50m South	Building massing included in analysis and residential parts assessed – Building is B1 in our building number map
18	Realty Estates	113685/FO/2016	57 Princess Street - Change of Use from office space (Class B1) at first to fourth floor to hotel with ancillary dormitory accommodation (Class C1). Retention of ground floor and basement restaurant (Class A3). Extension at ground floor to increase restaurant floorspace and to create terrace at first floor for use by hotel guests.	Approved 19 January 2017	500m North-East	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)

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19	The Island Site Limited	130553/FO/2021	John Dalton Street - Demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and rooftop amenity space, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works.	Approved 21 September 2021	470m North	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
20	Vision Developments	115200/FO/2017	44-48 Bridge Street - Erection of an 8-storey building to form ground floor commercial (619 sqm) (Use Classes A1, A2, A3, A4 or A5) and upper offices (4055 sqm) (Use Class B1) with associated car parking, plant and other associated work.	Approved 2 June 2017	500m North-West	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
21	Renaker Build Limited	132199/FO/2021	Great Jackson Street - 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.	Approved 1 July 2022	550m South	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
22	Union Living Ltd	125655/FO/2019	Union T2 - Full Planning Permission for the erection of 32 storey plus two basement level mixed use building (sui generis), comprising co-living units, amenity space, gym and flexible commercial space, landscaping, access and other associated works.	Approved 15 July 2021	500m West	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
23	Union Living Ltd	126648/FO/2020	Union T1 - Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.	Approved 16 November 2021	550m West	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
24	Fusion Manchester DevCo Ltd	129406/FO/2021	Deansgate South - Full planning permission for a 28-storey purpose-built student accommodation building (Sui Generis).	Approved 18 May 2022	450m South-West	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)
25	Commercial Development Projects Ltd	128002/FO/2020	One City Road - 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.	Approved 22 January 2021	500m South	Not included in analysis – Site too distant. We have analysed surrounding properties within a radius of 273m as per BRE guidance (Development height x 2.5m = Radius of analysis)