Appendix 10.1 - Plot H, Sister - Construction Traffic Information

AAWT

Peak construction activity is Jan 2028-Mar 2030, so year 2030 vehicle movements used (two-way trips) - details provided by Darren Simmons at RG via email 18/09/2025

40	HGV per work day	DS stated 20 / day
30	LGV per work day	DS stated 15 / day
375	Staff per work day	DS stated average 350-400 workers per day during peak, so averaged to 375
50%	Assume 40% travel to work by car	
188	People travelling by car	
20%	Assume that 20% of people travelling by car are a passenger with a colleague	
38	Passengers	
300	Car trips	
370	AAWT	
40	18-hour workday HDV	

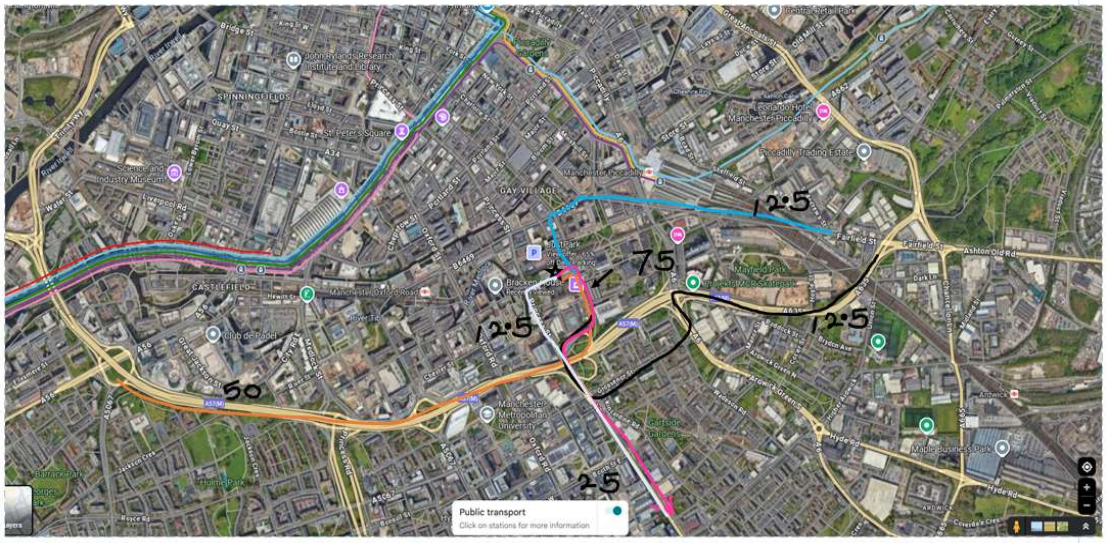
These are the AAWT figures for noise

AADT

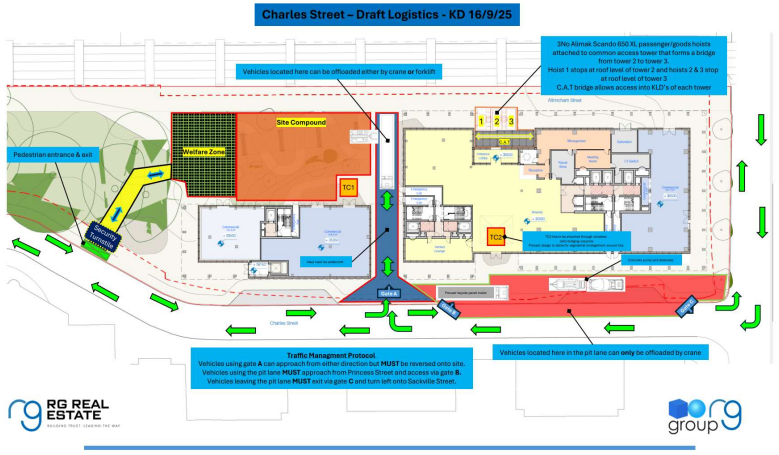
220	Work days in a year
365	Days in a year
18	AADT LDV
181	AADT Staff cars
223	AADT
24	AADT HDV

These are the AADT figures for air quality

Wider Network Routing



Routing on Charles Street



Appendix 10.2 - Plot H, Sister - Construction Stage Impact

Link Ref	Link	Plot H Trips						Scenario 1: Existing Baseline			Scenario 2: Existing Baseline + Plot H (construction)		Impact of Plot H (Construction)	
		Peak Construction Traffic												
		Distribution (staff to Car Parks)	Distribution (to construction site)	AADT Cars to car park	AADT to Charles Street	Total AADT	HDV to Charles Street (AADT)	Data Source	AADT	HDV	AADT	HDV	AADT	AADT HDV
1	Princess Street between Whitworth Street and Charles Street	43%	0.0%	78	0	78	0	DfT CP no. 28486	2,625	989	2,703	989	3%	0%
2	Princess Street between Charles Street and Newman Street	0%	12.5%	0	5	5	3	DfT CP no. 28486	2,625	989	2,630	992	0%	0%
3	Whitworth Street east of Princess Street	20%	12.5%	36	5	41	3	Not available						
4	Whitworth Street west of Princess Street	1%	0.0%	3	0	3	0	Not available						
5	Newman Street between Oxford Road and Princess Street	43%	0.0%	78	0	78	0	DfT CP no. 48019	6,964	191	7,042	191	1%	0%
6	Princess St. south of Newman St.	13%	12.5%	23	5	28	3	DfT CP no. 75242	8,559	249	8,587	252	0%	1%
7	Princess St. north of Whitworth St.	22%	0.0%	39	0	39	0	DfT CP no. 28486	2,625	989	2,664	989	2%	0%
8	Charles Street west of Princess Street	19%	0.0%	34	0	34	0	ATC surveys, October 2025	2,195	198	2,228	198	2%	0%
9	Charles Street between Princess Street and Sackville Street	0%	100.0%	0	42	42	24	ATC surveys, October 2025	2,195	198	2,237	222	2%	12%
10	Mancunian Way between Cambridge Street and Brook Street	25%	50.0%	45	21	66	12	DfT CP no. 75243	93,969	2,463	94,035	2,475	0%	0%
12	Oxford Road south of Charles Street	1%	0.0%	3	0	3	0	DfT CP no. 17929	4,605	1,708	4,608	1,708	0%	0%
13	Hulme Street west of Oxford Road	18%	0.0%	32	0	32	0	Not available						
14	Cambridge Street between Chester Street and Mancunian Way	17%	0.0%	32	0	32	0	Not available						
15	Chester Street between Cambridge Street and Oxford Road	41%	0.0%	75	0	75	0	Not available						
16	Northern car park entrance	53%	0.0%	95	0	95	0	n/a - used for routing						
17	Southern car park entrance			0	0	0	0	n/a - used for routing						
18	Sackville Street north of Charles Street	47%	0.0%	86	0	86	0	ATC surveys, October 2025	5,133	284	5,219	284	2%	0%
19	Sackville Street south of Charles Street	0%	75.0%	0	32	32	18	ATC surveys, October 2025	4,225	293	4,257	311	1%	6%

Cells in pale green: baseline traffic not publicly available. Not procured as impact of development is limited.

1.03 Factor AADT to AAWT

Appendix 10.3 - Plot H, Sister - Operational Stage Impact

Link Ref	Link	Scenario 1: Existing Baseline			Scenario 2: Existing Baseline + Plot H			
					Existing Baseline + Plot H (Operational)		Impact of Plot H (Operational)	
		Data Source	AADT	HDV	AADT	HDV	AADT	HDV
1	Princess Street between Whitworth Street and Charles Street	DfT CP no. 28486	2,625	989	2,659	990	1%	0%
2	Princess Street between Charles Street and Newman Street	DfT CP no. 28486	2,625	989	2,626	990	0%	0%
3	Whitworth Street east of Princess Street	Not available						
4	Whitworth Street west of Princess Street	Not available						
5	Newman Street between Oxford Road and Princess Street	DfT CP no. 48019	6,964	191	6,968	192	0%	0%
6	Princess St. south of Newman St.	DfT CP no. 75242	8,559	249	8,560	249	0%	0%
7	Princess St. north of Whitworth St.	DfT CP no. 28486	2,625	989	2,627	989	0%	0%
8	Charles Street west of Princess Street	ATC surveys, October 2025	2,195	198	2,197	198	0%	0%
9	Charles Street between Princess Street and Sackville Street	ATC surveys, October 2025	2,195	198	2,195	200	0%	1%
10	Mancunian Way between Cambridge Street and Brook Street	DfT CP no. 75243	93,969	2,463	93,972	2,464	0%	0%
12	Oxford Road south of Charles Street	DfT CP no. 17929	4,605	1,708	4,605	1,708	0%	0%
13	Hulme Street west of Oxford Road	Not available						
14	Cambridge Street between Chester Street and Mancunian Way	Not available						
15	Chester Street between Cambridge Street and Oxford Road	Not available						
16	Northern car park entrance	n/a - used for routing						
17	Southern car park entrance	n/a - used for routing						
18	Sackville Street north of Charles Street	ATC surveys, October 2025	5,133	284	5,133	284	0%	0%
19	Sackville Street south of Charles Street	ATC surveys, October 2025	4,225	293	4,225	293	0%	0%

Cells in pale green: baseline traffic not publicly available. Not procured as impact of development is limited.

Appendix 10.4 -Plot H, Sister - Cumulative Assessment

Link Ref	Link	Scenario 1: Existing Baseline			Scenario 3: Existing Baseline + Plot H + Cumulative			
					Existing Baseline + Plot H + cumulative		Impact of Committed Development and Operational Development	
		Data Source	AADT	HDV	AADT	HDV	AADT	HDV
1	Princess Street between Whitworth Street and Charles Street	DfT count point no. 28486	2625	989	2,766	997	5%	1%
2	Princess Street between Charles Street and Newman Street	DfT count point no. 28486	2625	989	2,680	998	2%	1%
3	Whitworth Street east of Princess Street	Not available						
4	Whitworth Street west of Princess Street	Not available						
5	Newman Street between Oxford Road and Princess Street	DfT count point no. 48019	6964	191	6,976	193	0%	1%
6	Princess St. south of Newman St.	DfT count point no. 75242	8559	249	8,615	256	1%	3%
7	Princess St. north of Whitworth St.	DfT count point no. 28486	2625	989	2,684	996	2%	1%
8	Charles Street west of Princess Street	ATC surveys, October 2025	2195	198	2,200	199	0%	1%
9	Charles Street between Princess Street and Sackville Street	ATC surveys, October 2025	2195	198	2,195	203	0%	3%
10	Mancunian Way between Cambridge Street and Brook Street	DfT count point no.75243	93969	2463	94,408	2,476	0%	1%
12	Oxford Road south of Charles Street	DfT count point no.17929	4605	1708	4,656	1,714	1%	0%
13	Hulme Street west of Oxford Road	Not available						
14	Cambridge Street between Chester Street and Mancunian Way	Not available						
15	Chester Street between Cambridge Street and Oxford Road	Not available						
16	Northern car park entrance	n/a, used for routing						
17	Southern car park entrance	n/a, used for routing						
18	Sackville Street north of Charles Street	ATC surveys, October 2025	5133	284	5,139	290	0%	2%
19	Sackville Street south of Charles Street	ATC surveys, October 2025	4225	293	4,231	299	0%	2%

Cells in pale green: baseline traffic not publicly available. Not procured as impact of development is limited.

Appendix 10.5 - Plot H, Sister - IMD Masterplan Assessment with Cumulative Trips

Link Ref	Link	Scenario 1: Existing Baseline			Scenario 4: Existing Baseline + Plot H + Cumulative + IDM Masterplan			
					Existing Baseline + Plot H + cumulative + IDM Masterplan		Impact of Committed Development and Operational Development	
		Data Source	AADT	HDV	AADT	HDV	AADT	HDV
1	Princess Street between Whitworth Street and Charles Street	DfT count point no. 28486	2625	989	2,873	1,008	9%	2%
2	Princess Street between Charles Street and Newman Street	DfT count point no. 28486	2625	989	2,820	1,009	7%	2%
3	Whitworth Street east of Princess Street	Not available						
4	Whitworth Street west of Princess Street	Not available						
5	Newman Street between Oxford Road and Princess Street	DfT count point no. 48019	6964	191	6,971	192	0%	1%
6	Princess St. south of Newman St.	DfT count point no. 75242	8559	249	8,755	267	2%	7%
7	Princess St. north of Whitworth St.	DfT count point no. 28486	2625	989	2,823	1,008	8%	2%
8	Charles Street west of Princess Street	ATC surveys, October 2025	2195	198	2,198	198	0%	0%
9	Charles Street between Princess Street and Sackville Street	ATC surveys, October 2025	2195	198	2,195	201	0%	2%
10	Mancunian Way between Cambridge Street and Brook Street	DfT count point no.75243	93969	2463	94,601	2,491	1%	1%
12	Oxford Road south of Charles Street	DfT count point no.17929	4605	1708	4,656	1,714	1%	0%
13	Hulme Street west of Oxford Road	Not available						
14	Cambridge Street between Chester Street and Mancunian Way	Not available						
15	Chester Street between Cambridge Street and Oxford Road	Not available						
16	Northern car park entrance	n/a, used for routing						
17	Southern car park entrance	n/a, used for routing						
18	Sackville Street north of Charles Street	ATC surveys, October 2025	5133	284	5,465	323	6%	14%
19	Sackville Street south of Charles Street	ATC surveys, October 2025	4225	293	4,557	332	8%	13%

Cells in pale green: baseline traffic not publicly available. Not procured as impact of development is limited.

Deloitte.

Sister, Plot H – Committed Developments

Date: 30 September 2025

Map No.	Site/Location	Description of Development	Status as of August 2025	Distance from Site	Scoped in / out
Baseline					
1	IQ Echo Street 136874/FO/2023	Erection of 3 interlinked towers ranging from 27, 21 and 16-storeys together with intermediary link buildings (15 and 11-storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space, external landscaping and other associated works.	12/09/23 Planning Application Approved Under Construction 05/08/2023 Construction Commenced Expected Completion Q3 2026	280m	OUT - PBSA scheme with very low vehicle trip generation.
2	Princess House 131733/LO/2021 and 131732/FO/2021	Listed Building Consent: Partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor. Planning Permission: Partial change of use and building alterations to accommodate retention of existing nightclub use (sui generis) on basement and ground floors; and proposed office (E(g)(i) use) on 1st, 2nd, 3rd and 4th floors; with new office reception, bin store and cycle store on ground floor.	28/01/2022 Planning Application and Listed Building Consent Approved Construction commenced	308m	OUT - Car-free development.
3	London Road 125712/FO/2019 (Refreshed scheme of 116099/FO/2017)	Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant, landscaping and associated works.	116099/FO/2017 approved on 31/07/2017 Under Construction on 05/08/2018 125712/FO/2019 approved on 17/04/2019 Construction Commenced	350m	OUT - Car-free development.
4	Barclay House 118033/P3OPA/2017 New Application 128804/FO/2020 S73 133770/JO/2022	118033/P3OPA/2017: 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). 128804/FO/2020: Erection of a 2-storey rooftop extension to form 9 duplex apartments and the conversion of the existing redundant internal car park to create a further 4 duplex apartments at Barclay House, Whitworth Street West, Manchester. 133770/JO/2022: Variation of condition number 2 (specified plans) from planning permission reference 128804/FO/2020 for an amendment to the approved site plan to include the updated site plan and additional information in connection with the construction of the sub-station.	31/01/2018 Planning Application Approved Under Construction 04/02/2019 Construction Commenced New Application Approved: 08/10/2021 S73. Approved: 20/10/2022	550m	OUT - Change of use from car park to 13 homes. Vehicle trips associated with proposed development will be lower than extant use.

5	The Republic, Baring Street 125248/FO/2019 137349/JO/2023 141645/JO/2024	125248/FO/2019: Erection of 13-storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1(Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works. 137349/JO/2023: Variation of condition 2 (approved Dwgs) attached to planning permission 125248/FO/2019 with amendments to include alterations to massing on southern elevation terrace areas, changes to external facade design and changes in entrance and internal layout and to amend the wording of conditions 3 (Materials), 4 (Contaminated Land), 5 (CMP), 6 (Archaeology), 7 (EA contamination), 8 (Piling), 10 (SUDS 1), 13 (Circular Economy Statement), 14 (Local Labour Agreement), 17 (Noise commercial), 23 (Surface Water Drainage), 30 (Landscaping), 34 (Noise External Areas), 36 (Management of Commercial units) and 38 (UXB Mitigation) to align with condition discharges for application ref no 125248/FO/2019 as amended by 134907/NMC/2022 and 135956/NMC/2023. 141645/JO/2024: Variation of conditions 2 (Approved Drawings), 5 (CMP), 14 (Labour Agreement) and 17 (Noise and Ventilation) of planning permission 137349/JO/2023 to allow for alterations to the massing of the approved building and update wording of discharged conditions.	14/02/2020 Original Planning Application Approved 15/09/2023 Amendment Application Approved 141645/JO/2024 Amendment application approved 25/04/2025. Construction commenced 15/07/2025 Expected completion Q2 2027	638m	IN
6	First Street Plot 10b 136170/FO/2023 (S73. 141162/JO/2024 validated 04/10/2024 – awaiting decision)	Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B). S73 Variation of conditions 2 (Dwgs) and 13 (PBSA Management Plan) attached to planning permission 136170/FO/2023.	01/06/2023 Planning Application Approved Under Construction 14/08/2023 Construction Commenced S73. 141162/JO/2024 validated 04/10/2024 – awaiting decision Expected Completion Q3 2026	670m	OUT - PBSA scheme with very low vehicle trip generation.
7	Town Hall Refurbishment 119106/LO/2018	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 GradeII Listed Gladstones statue.	Construction commenced Expected Completion Q1 2026	780m	OUT - No change of use.
8	Niven Street 135857/FO/2022	Erection of 16 x 3-storey townhouses (Class C3) with associated parking, landscaping and boundary treatment and new vehicular access from Cotter Street and associated works	27/03/2024 Planning Application Approved Under Construction Construction Commenced Q4 2024	815m	OUT - 16 homes with relatively low vehicle trip generation. Too far from proposed development to have perceptible impact.
9	The Fairfax 121099/FO/2018 (S73. 141176/JO/2024 approved 09/07/2025)	Construction of two residential buildings (Use Class C3) comprising Block 1 (29-storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23-storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures. S73 Variation to Planning Permission 121099/FO/2018 consisting of the re- wording of conditions 12 (Public Realm delivery) and 13 (Landscaping and Highways).	16/01/2019 Planning Application Approved Under Construction 30/08/2023 Construction Commenced S73 approved 09/07/2025 Expected completion Q3 2025	845m	OUT - Scheme includes 27 parking spaces. Too far from proposed development to have perceptible impact.
10	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.	Construction Commenced 13/05/2025 Expected completion 2028	860m	OUT - Car-free development. Too far from proposed development to have perceptible impact.

11	32-34 Laystall Street 128911/FO/2020	Erection of 9-storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3- storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking	02/02/2022 Planning Application Approved 14/10/2022 Construction Started Expected Completion Q2 2026	888m	OUT - Very low car parking provision and subsequent low vehicle trip generation.
12	The Joinery 135675/FO/2022 S73. 137807/JO/2023 141790/NMC/2024 141504/NMC/2024	Erection of two residential apartment buildings (Use Class C3) comprising Block 1-part 9, part 10 (plus roof level amenity block) and Block 2- 12-storey building (comprising of 261 dwellings in total) above basement levels with ground floor commercial units (Use Class E (excluding E (b)), associated residents amenity space, cycle parking, landscaping, access, street loading and other associated works following demolition of the existing building and structures on site. S73 Variation of condition 2 attached to application ref no 135675/FO/2022 in relation to Block 1 to include internal layout changes, changes to landscaping and to design of substation and to Block 2 to make internal and elevational alterations associated with introduction of a 2nd staircase comprising alteration of some window positions and sizes, omission of windows, minor increase in building footprint above ground floor, a reduction in height (ground floor level) and minor changes to landscaping. NMA Two NMAs approved to make changes to windows in December 2024 and January 2025.	01/06/2023 Planning Application Approved 16/10/2023 S73 Approved Under Construction 13/02/2024 Construction Commenced Expected completion Q1 2026	900m	OUT - Car-free development. Too far from proposed development to have perceptible impact.
13	One Port Street 132489/FO/2021	Erection of a part-33, part-11, part 9 part 7-storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 477 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.	28/07/2022 Planning Application Approved 135938/NMC/2023 approved 25/01/2023 12/04/2023 Construction Commenced Expected completion Q1 2026	930m	OUT - Scheme includes 47 parking spaces. Too far from proposed development to have perceptible impact.
14	No.2 St. Michael's, Jacksons Row 135827/JO/2022 137873/JO/2023 (latest variation)	Ground+43 storey tower including 229 apartments, 30,095 sqm GIA office floorspace, 1,827sqm NIA retail floorspace and a 162-bed hotel.	Latest amendment application approved 07/08/2024. Under construction. Completion expected in 2027.	930m	OUT - Scheme includes 44 parking spaces. Too far from proposed development to have perceptible impact.
15	Larard's Still 134953/FO/2022	Partial demolition of existing buildings (68-70 Oldham Street) (retention of facades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10-storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3-storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (use class E)((a), (b), (c), (e) and (g) only.	19/01/2022 Planning Application Approved Under Construction 08/09/2023 Construction Commenced 143316/NMC/2025 approved 24/07/2025 Expected completion Q3 2033.	1.03km	OUT - Too far from proposed development to have perceptible impact.
		Cumulative			
16	Faraday Building, Sackville Street 143769/FO/2025	Demolition of Faraday Tower to ground floor slab level and works to remediate/make safe the retained structure (including the erection of a perimeter hoarding) to prepare site for future development.	Application validated 19 August 2025. Awaiting determination – anticipated November/ December 2025.	150m	OUT - Not development.
17	Energy Centre 141496/FO/2024	Construction of a new above ground Energy Centre and associated below ground plant, landscaping, revised access road, boundary treatments and building illumination	Application approved 20/01/2025. Not on site.	215m	OUT - Car-free development.
18	Sister Plot C 143024/FO/2025	Proposed demolition of existing buildings and development of two connected blocks rising to 12 and 20 storeys, comprising 585,000sqft office floorspace; alongside new public realm and repurposed railway arches to provide commercial space. Phased development comprising: Phase A- demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; , Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; , Phase C-change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis- drinking establishment) including highways, access and servicingarrangements, and other associated works.	Application validated 23/05/2025. Awaiting determination – anticipated October/ November 2025.	270m	IN

19	8 Minshull Street and 42 Bloom Street 143562/FO/2025 143563/LO/2025	Change of use of 8 Minshull Street and 42 Bloom Street with alterations to accommodate 39 apartments (Use Class C3).	Application validated 08/08/2025. Awaiting determination.	340m	OUT - Not committed development.
20	Student Castle Hulme Street 121252/FO/2018 139489/NMC/2024	Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5-storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11- storey, part 4-storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work. NMA to vary the wording of condition 12 (materials).	01/07/2018 Planning Application Approved. NMA approved March 2024. Implemented but not on site.	390m	OUT - No change in parking provision.
21	Piccadilly Warehouse, 10 Minshull Street 119374/FO/2018 133975/JO/2022 140382/JO/2024	119374/FO/2018: Change of use and alterations to Mindel House and 11 Bloom Street to accommodate 80 apartments (Use class C3) including 1-storey roof top extension to 11 Bloom Street 133975/JO/2022: Variation of Conditions 3 (Materials) and 11 (Heritage) of application referenced 119374/FO/2018 to amend the wording of these conditions 140382/JO/2024 Variation of application 119374/FO/2018, as varied by 133975/JO/2022, to amend conditions 2 (Specified Plans), 10 (Construction Management Plan), 11 (Heritage), and 13 (Environmental Standards).	19/11/2020 Original Planning Application Approved 31/10/2022 Amendment Application Approved 03/12/24 Amendment Application approved Not on site.	420m	OUT - Car-free development.
22	Boulton House, Chorlton Street 143253/FO/2025	Refurbishment and reuse of Boulton House (including new build extensions up to 6 storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking)	Application validated 18/06/2025. Awaiting determination.	435m	OUT - Not committed development.
23	Metropolitan University Library 138424/FO/2023 EIASCO/25/008	Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13-storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works. EIA scoping sets out revised proposals, including a maximum height of ground+8 storeys and 12,000sqm floorspace.	15/02/2024 Planning Application Approved Not on site. It was announced in February 2025 that due to increased construction costs, a refreshed vision and design brief is being worked on, with a likely new planning application to come forward with revised designs. EIA Scoping validated 12/09/2025.	475m	OUT - Not committed development.
24	Land Between Upper Brook Street, Kincardine Road And Grosvenor Street Manchester 137401/FO/2023 NMA 141897/NMC/2025	Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29-storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store- Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9-storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works. 141897/NMC/2025 Non Material Change to planning permission 137399/FO/2023 to make alterations building height, elevational alterations and alterations to landscaping.	29/11/2024 Planning Application Approved. Above ground works are expected to commence Q4 2025.	486m	OUT - Car-free development. PBSA scheme with very low vehicle trip generation.
25	The Poulton, Baring Street 137263/FO/2023	Erection of 9-storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, cafe and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.	18/09/2023 Planning Application Approved Not on site.	580m	IN
26	Union Building, 12 Piccadilly 137794/FO/2023	Erection of a 32-storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works.	30/08/2024 Planning Application Approved Not on site.	595m	OUT - Car-free development.

27	Hotspur House 138805/FO/2023	Partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the Site to provide 619 Purpose Built Student Accommodation (Sui Generis Use Class) rooms above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)),within a part 4/5-storey and part 37-storey building plus roof parapet level above basement level, associated ancillary internal and external amenity space, public realm (including a new 10,000sqft public square), hard and soft landscaping and associated highway works.	13/12/2023 Planning Application Validated. Following resolution to Grant being secured at Planning Committee in May 2024, an application to list the existing building was made which was dismissed in January 2025. Updated designs were submitted in April 2025 which include revised façade designs. In June 2025, a fire destroyed most of the existing Hotspur Press building and it remains in a dangerous condition. It is unlikely that development will now come forward as proposed currently.	600m	OUT - Planned development to change.
28	Mayfield Baring Street Car Park 124972/FO/2019 S73. 137350/JO/2023	124972/FO/2019: Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9-storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11-storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east. 137350/JO/2023: Variation to condition 2 (approved drawings) to make amendments to Multi-Storey Car Park to include; an increase in the basement area to provide a full basement comprising circa 450 cycle parking spaces, lockers, shower facilities, introduction of commercial uses (Class E) at ground floor and basement; amendments to location of parking spaces and reduction in overall spaces from 581 spaces to 488 spaces; the provision of additional EV spaces and capacity; amendments to the external appearance (revised façade treatment to facilitate active and basement uses and alteration to the proposed structural grid and structural construction to allow for demountable modular build sitting above a concrete plinth to improve future adaptability); inclusion of Plant, PV array at roof level; inclusion of additional plant for powering, heating, cooling, and ventilating the building and EV charging spaces and revisions to the location of the security room, storage areas, servicing areas and back of house facilities and to amend conditions 43(Plant noise) , 44 (Noise uses), 45 (Refuse), 46 (hours), 47 (Fumes), 51(Deliveries), 61 (Amplified Music) 62 (Uses) and 63 (Management) to include these requirements for Phase C (MSCP) as a result of the new ground floor and basement uses proposed included attached to on planning permission.	13/02/2020 Original Application Approved 03/07/2023 Amendment Application Approved Implemented but not on site. Construction expected to commence in 2026.	630m	IN
29	Cambridge Halls 142888/FO/2025	Demolition of existing halls of residence (770 beds) and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising up to 2,302 PBSA beds, up to 1,277sqm ground floor commercial and community space, hard and soft landscaping and associated highway works.	Validated 05/06/2025. Resolution to Grant secured at Planning Committee in August 2025. Pending s106 agreement.	650m	OUT - Car-free development
30	Sparkle Street 139986/FO/2024	Demolition of existing part vacant buildings and erection of a part 10 storey, part 27, part 28 storey residential development comprising 359 homes (Use Class C3) with supporting amenity spaces, and associated highways works, landscaping, plant areas, and other associated works.	Resolution to Grant secured at Planning Committee in November 2024. No formal decision notice.	670m	OUT - Car-free development

31	M1 Piccadilly, 47 Store Street 132626/FO/2022 1st NMA: 142675/NMC/2025 2nd NMA: 143338/NMC/2025	132626/FO/2022 Erection of 15-storey building comprising 54 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace and office space), 2 car parking spaces and 57 cycle parking spaces, landscaping, access and associated development. 142675/NMC/2025 Non Material Amendment to planning permission ref 132626/FO/2022 to enable the introduction of a second staircase and associated internal alterations. 143338/NMC/2025 Non Material Amendment to planning permission ref 132626/FO/2022(as amended by 142675/NMC/2025) to amend the wording of conditions 3 (External Materials), 7 (CMP), 8 (Landscaping) and 34 (Wind Mitigation).	30/06/2022 Planning Application Approved. Latest NMA approved 29/07/2025. Not on site.	715m	OUT - Very low vehicle trip generation.
32	First Street Plot 10a 136043/FO/2023	Erection of 13-storey office building (Use Class E) with associated public realm, external roof terraces (floors 11 and 12) and other associated works including external amenity spaces (Plot 10A).	12/05/2023 Planning Application Approved. Not on site.	750m	OUT - Car-free development
33	50 Fountain Street 131859/FO/2021	Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian facade, erection of commercial building (Use Class E) with landscaping, and other associated works. 142725/NMC/2025 Non-material amendment to revise the wording of conditions 3, 4, 5, 6, 7, 9, 10 and 16a to amend the trigger points.	30/06/2022 Planning Application Approved. NMA approved 09/05/2025 Not on site.	760m	OUT - Car-free development
34	Apex Tower 133172/FO/2022	Erection of a 26-storey residential tower for 72 apartments (Use Class C3) with associated car parking, cycle parking, servicing, and associated landscaping works.	Application submitted – awaiting determination. 09/03/2022 Planning Application Validated. No updates since 2022.	775m	OUT - Very low vehicle trip generation.
35	50-56 Great Bridgewater Street 133176/FO/2022 In parallel with apex tower scheme.	Erection of a 7-storey building with commercial floorspace (Use Class E/Sui Generis) to first and second floors and residential use to floors three to six containing 4 no. apartments (Use Class C3) with associated parking and servicing.	Application submitted awaiting determination. 09/03/2022 Planning Application Validated. No updates since 2022.	775m	OUT - Very low vehicle trip generation.
36	Plot 11 Block C First Street South 138831/FO/2023	Erection of a ground plus 28-storey building plus plant level, comprising purpose-built student accommodation (PBSA-Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements.	18/12/2023 Planning Application Validated. Resolution to Grant secured. No formal decision notice.	775m	OUT - Car-free development
37	First Street Plot 9b 141786/FO/2024	Erection of part 12, part 34 storey building comprising 861 purpose- built student accommodation (PBSA) rooms, alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B).	Planning Application Approved 18/07/2025. Construction expected to commence in Autumn 2025. Completion expected in August 2028.	790m	OUT - PBSA scheme with very low vehicle trip generation.
38	Mayfield Plots J and K, Hoyle Street 141788/FO/2024	Phased development comprising (a) site remediation and reprofiling; and (b) erection of two residential plots of development comprising 879 no. new homes (Use Class C3) contained within four buildings ranging from 7 storeys to 23 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), with upper and lower ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(b) and/or E(a)), and / or indoor sports facilities (Use Class F2) together with highways works, associated public realm and other associated works for each relevant phase.	Application submitted on 19 December 2024. Resolution to Grant secured at Planning Committee 31/07/2025. No formal decision notice.	790m	IN
39	Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road 137399/FO/2023 NMA 143469/JO/2025	Erection of a 6 to 9-storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23-storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings.	18/01/2024 Planning Application Approved. Above ground works expected to commence Q4 2025	800m	OUT - Proposed development results in overall reduction in trips. More robust assessment if not included.
40	Uno (Formerly One City Road) 128002/FO/2020	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. 139088/NMC/2024 Non-Material Amendment to planning permission 128002/FO/2020 to amend the wording of Condition 4 to alter triggers associated with submission of details.	Planning Application Approved 26/01/21 Demolition has taken place; however, construction is currently on hold.	855m	IN

41	Vision 10-12 Whitworth Street West 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.	Planning Application Approved 11/04/16 Consent implemented however developer has gone into administration so unlikely to come forward. Site brought out of administration and new plans are being progressed.	865m	OUT - Unlikely to come forward.
	10-12 Whitworth Street West EIASCO/25/006	EIA Scoping Opinion for a 40-storey PBSA building. Number of PBSA units not confirmed.	Application being progressed – not yet submitted. Scoping Opinion issued 23/07/2025. Public consultation running until 26/09/2025. Planning application submission expected later in 2025.		OUT - Not committed development.
42	Viadux Phase 2 139715/FO/2024	Phased construction of 3 buildings to include: Plot 2a: residential building (Use Class C3a) with flexible commercial units (Use Class E) and basement, Plot 2b: residential building (Use Class C3a) with flexible commercial units (Use Class E); and Plot 2c: commercial building (Use Class E) (Plot 2c), landscaping and public realm, servicing and access arrangements, with associated highways alterations, and other associated works.	Resolution to Grant secured at Planning Committee in May 2025. No formal decision notice.	895m	OUT - Too far from proposed development to have perceptible impact.
43	Ferrous, Chapeltown Street 132214/FO/2021	Erection of a 15-storey building to form 107 apartments (Use Class C3) at floors 1 to 15, residential amenity facilities including a roof terrace (level 14), associated ground floor cycle storage (68 spaces), two ground floor commercial units (Use Class E/ Sui Generis (Drinking Establishment), multipurpose events Pavilion (Use Class E/ Sui Generis (Drinking Establishment), associated landscaping to site perimeter and rooftop PV panels.	17/03/2022 Planning Application Approved Some pre-commencement conditions discharged August 2025. Not on site.	920m	OUT - Very low vehicle trip generation.
44	Curlew Student Hulme, Boundary Lane 130387/FO/2021	Erection of a 6 to 9-storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23-storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings.	Application approved 13/06/2024 Not on site.	920m	OUT - Too far from proposed development to have perceptible impact.
45	Great Northern Warehouse 135565/FO/2022	Demolition of the central atrium, car park ramps, and other elements, retention of casino (Sui Generis), bowling alley and existing food and drink unit (Use Class E) alongside to allow refurbishment, restoration and re-use of the Great Northern Car Park to provide office accommodation, retail and/or food and drink uses (Use Class E) and ancillary areas; and Refurbishment, restoration, partial demolition and erection of a 3-storey extension to Deansgate Terrace (northern Chapter) and Goods Yard Entrance to form office, retail and / or food and drink use (Use Class E) and drinking establishments / hot food takeaway (Sui Generis), with associated public realm works comprising the reconfiguration of Great Northern Square and the introduction of additional public realm with associated hard and soft landscaping, highways works, access and servicing facilities, rooftop plant and other associated works; and Partial demolition of the existing leisure box to erect three residential buildings (ground plus 16, 27 and 34- storeys) to provide 746 residential apartments (Use Class C3), reconfiguration of existing car parking together with the creation of office, retail and / or food and drink use (Use Class E), or Sui Generis (drinking establishments / hot food takeaway) at ground floor and level 3, hard and soft landscaping, together with highways works, access and servicing facilities, rooftop plant and other associated works; and, External alterations and restoration of Deansgate Terrace (southern Chapter) to provide office, retail or food and drink use (Use Class E) or Sui Generis (drinking establishments / hot food takeaway / live music venue), along with delivery of associated public realm, highways works, plant, and associated works.	Resolution to Grant secured at Planning Committee on 16/02/23. No formal decision notice.	945m	OUT - Too far from proposed development to have perceptible impact.
46	2-4 Whitworth Street West 141773/FO/2024	Demolition of buildings at 2 and 4 Whitworth Street West and the construction of a residential building (Class C3) with associated servicing arrangements, landscaping, and associated works.	Resolution to Grant secured at Planning Committee on March 2025. No formal decision notice.	950m	OUT - Too far from proposed development to have perceptible impact.

47	Hilton Motto Hotel, Laystall Street 135662/FO/2022	135662/FO/2022 Erection of a 20-storey building to create a 154 bedroom hotel (Class C1) above 2 basement levels with ancillary café / bar / restaurant and gym and other associated works including highway improvements, cycle parking and creation of accessible parking bay following removal of on site structures. 140984/NMC/2024 Non material amendment to Condition 2 attached to Planning Permission 135662/FO/2022 to enable alterations to internal layouts, minor increase in floor to ceiling heights as well as rationalisation of building structure. 141309/NMC/2024 Non material amendment to planning permission 135662/FO/2022 (as amended by 140984/NMC/2024) to alter the time trigger for conditions 33 (Landscape and Highways) and 34 (Noise Hotel Use).	01/06/2023 Planning Application Approved. Two NMAs have since been approved. Construction anticipated to start this year (funding secured May 2025), with completion by the end of 2026.	960m	OUT - Too far from proposed development to have perceptible impact.
48	Church Street Car Park	Demolition of existing multi-storey car park and development for over 300 new homes, ground floor commercial space and public space.	Application being progressed – not yet submitted. Site sold by MCC to Glenbrook to develop and bring forward proposals (July 2025). Public consultation expected later in 2025 ahead of a planning application.	960m	OUT - Not committed development.
49	140 Great Ancoats Street 142535/FO/2025	Demolition of existing buildings and erection of 2no. new buildings ground+49 and ground +24 storeys tall, providing up to 758 apartments (Use Class C3), 4,000sqm flexible Class E floorspace and associated hard and soft landscaping.	Application validated 22 April 2025. Awaiting determination.	960m	OUT - Not committed development.
50	Manchester Digital Campus 141607/FO/2024	Creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park).	Application approved 21 February 2025. Not on site.	1km	OUT - Too far from proposed development to have perceptible impact.
51	Weston Halls & Pendulum Hotel, Sackville Street	Demolition of exsiting buildings and erection of 2no. new buildings of up to 50-storeys and 33-storeys providing up to 2,700 units (Use Class Sui Generis) and associated amenity facilities. The proposed development will be car-free.	Application validated 16 Decemember 2025.	Adjacent	IN