Deloitte.

Deloitte LLP
100 Embankment, Cathedral Approach,
Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

[redacted]

Sister, Plot H – Committed Developments

Date: 22 April 2026

Search updated w/c 20 April 2026, based on a 1km radius

Map No.	Site/Location	Description of Development	Status as of November 2025	Distance from Site
		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
2	Princess House 131733/LO/2021 and 131732/FO/2021	Listed Building Consent 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	28/01/2022 Planning Application and Listed Building Consent Approved Construction commenced	308m

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		4th floors; with new office reception, bin store and cycle store on ground floor.		
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. It is understood that while the scheme has consent, construction has stalled.	350m
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 It is understood that while the scheme has consent, construction has stalled. It was announced that funding had been secured for the redevelopment in July 2025.	550m
5	The Republic, Baring Street 125248/FO/2019	125248/FO/2019: Erection of 13-storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground	14/02/2020 Original Planning Application Approved	638m

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	137349/JO/2023 141645/JO/2024	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.	15/09/2023 Amendment Application Approved 141645/JO/2024 Amendment application approved 25/04/2025. Construction commenced 15/07/2025 Expected completion Q2 2027	
6	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 Grade II Listed Gladstones statue.	Construction commenced Expected completion Q2 2027	780m

Map No.	Site/Location	Description of Development	Status as of November 2025	Distance from Site
7	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
8	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 Q1 2026~~Completed March 2026.	845m
9	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
10	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 Under Construction 14/10/2022 Construction Started Expected Completion Q2 2026	888m
11	The Joinery 135675/FO/2022	Erection of two residential apartment buildings (Use Class C3) comprising Block 1-part 9, part 10 (plus roof level amenity block) and	01/06/2023 Planning Application Approved	900m

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	S73. 137807/JO/2023 141790/NMC/2024 141504/NMC/2024	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.	16/10/2023 S73 Approved Under Construction 13/02/2024 Construction Commenced Expected completion Q1 2026	
12	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~~Completed January 2026.	930m
13	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
14	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	01/06/2023 Planning Application Approved. Two NMAs have since been approved.	960m

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		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)	Construction anticipated to start this year (funding secured May 2025), with completion by the end of 2026.	
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
22	Land Between Upper Brook Street, Kincardine Road And Grosvenor Street Manchester 137401/FO/2023 NMA 141897/NMC/2025 S73 142266/JO/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	29/11/2024 Planning Application Approved. ~~Above ground works are expected to commence Q4 2025.~~ Construction has commenced, with funding secured in December 2025. Completion anticipated in 2028, in time for the 2028/29 academic year.	486m

Map No.	Site/Location	Description of Development	Status as of November 2025	Distance from Site
		Non Material Change to planning permission 137399/FO/2023 to make alterations building height, elevational alterations and alterations to landscaping 142266/JO/2025 Variation of condition 2 to reconfigure footprint of block B1, reduction in amenity area and other internal reconfigurations and alterations to landscaping.		
		Cumulative		
14	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 approved 21/11/2025. Not on site.	150m
15	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
16	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-	~~Resolution to grant secured at Planning Committee 20/11/2025, subject to s106.~~Application approved 06/03/2026.	270m

Map No.	Site/Location	Description of Development	Status as of November 2025	Distance from Site
		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 servicing arrangements, and other associated works.		
17	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
18	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
19	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. Estimated completion 2027.	420m

Map No.	Site/Location	Description of Development	Status as of November 2025	Distance from Site
20	Boulton House, Chorlton Street 143253/FO/2025 144704/NMC/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) NMA to change description of development to refer to serviced accommodation.	Application approved 18/09/2025. Not on site. NMA approved in December 2025.	435m
21	Metropolitan University Library 138424/FO/2023 Revised scheme to supersede approved consent: 143943/FO/2025 ~~EIASCO/25/008~~ 144697/FO/2025	(138424/FO/2023) 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. Revised scheme to supersede approved consent: (143943/FO/2025) Partial demolition, temporary waterproofing and associated works to library building. (144697/FO/2025) Erection of new part 7-storey and part 9-storey library building (Use Class F1), with associated public realm, access and servicing arrangements, and other associated works. ~~(EIASCO/25/008) 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. Applicant announced in February 2025 that the consented proposals will not be taken forward. Subsequent planning applications submitted for revised design. ~~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.~~ Standalone partial demolition application validated 10/09/2025, awaiting decision. New planning application approved 22/12/2025. ~~EIA Scoping validated 12/09/2025.~~ As the approved consent is for a larger building and remains implementable, ~~,~~ this consent should be used in cumulative development assessments as a worst case scenario.	475m

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22	Land Between Upper Brook Street, Kincardine Road And Grosvenor Street Manchester 137401/FO/2023 NMA 141897/NMC/2025 S73 142266/JO/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 142266/JO/2025 Variation of condition 2 to reconfigure footprint of block B1, reduction in amenity area and other internal reconfigurations and alterations to landscaping.	29/11/2024 Planning Application Approved. ~~Above ground works are expected to commence Q4 2025.~~ Construction has commenced, with funding secured in December 2025. Completion anticipated in 2028, in time for the 2028/29 academic year.	486m
23	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
24	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
25	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~~	~~Application approved at committee, subject to s106 agreement.~~ ~~13/12/2023 Planning Application Validated.~~	600m

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		~~external amenity space, public realm (including a new 10,000sqft public square), hard and soft landscaping and associated highway works~~ Demolition of the former Hotspur Press Complex (Medlock Mill) and partial rebuilding and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) 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 36-storey (plus plant level and parapet) associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.	Resolution to grant secured at Planning Committee in May 2024. Following the committee approval, 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. The latest update anticipates the submission of a new application in Q1 2026.~~Revised proposals were subsequently submitted under the same planning application. This now includes full demolition of the Hotspur Press complex and redevelopment for a a part 4/5-storey and part 36-storey building. Resolution to Grant was secured Planning Committee for the revised proposals in March 2026, subject to s106 agreement.	
26	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	13/02/2020 Original Application Approved 03/07/2023 Amendment Application Approved Implemented but not on site. Construction expected to commence in 2026.	630m

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		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		
27	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	~~Validated 05/06/2025.~~	650m

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		1,277sqm ground floor commercial and community space, hard and soft landscaping and associated highway works.	~~Resolution to Grant secured at Planning Committee in August 2025. Pending s106 agreement.~~Approved 12 December 2025. Site being cleared for construction. Completion expected by September 2030.	
28	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.~~ ~~Formally approved~~Approved 29 October 2025. Not on site. Construction anticipated to commence summer 2026, with completion targeted in 2028.	670m
29	M1 Piccadilly, 47 Store Street 132626/FO/2022 1st NMA: 142675/NMC/2025 2nd NMA: 143338/NMC/2025 Revised proposals submitted January 2026: 144771/FO/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). 144771/FO/2025 Erection of a 16-storey building comprising 73 apartments (Use Class C3) with associated residential facilities (residents lounge and terrace), 2 car parking spaces and 52 cycle parking spaces, landscaping, access and associated development.	30/06/2022 Planning Application Approved. Latest NMA approved 29/07/2025. Not on site. Revised proposals submitted in January 2026, proposing an additional storey and 19 more apartments. The revised proposals include an amended façade material. Awaiting decision.	715m

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30	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
31	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. 145693/NMC/2026 Non-material amendment to amend the wording of planning conditions 26 and 27 to alter triggers.	30/06/2022 Planning Application Approved. NMA approved 09/05/2025. Second NMA validated 16/04/2026, awaiting determination. Not on site.	760m
32	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
33	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
34	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. No updates since 2024.	775m
35	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 Q4 2025. Completion expected in August 2028.	790m

Map No.	Site/Location	Description of Development	Status as of November 2025	Distance from Site
36	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
37	Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road 137399/FO/2023 NMA 143469/JO/2025 approved November 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. NMA to amend Condition 30 to allow non term time use of the PBSA.	18/01/2024 Planning Application Approved. Construction ~~anticipated to commence~~commenced November ~~Q4~~ 2025. Completion anticipated for Q1 2028.	800m
38	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
39	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

Map No.	Site/Location	Description of Development	Status as of November 2025	Distance from Site
40	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. Funding secured in early 2026. Construction anticipated to commence by the end of 2026, with the first homes to be completed by mid to late 2028.	920m
41	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 Judicial review in May 2025 dismissed by the High Court. Not on site.	920m
42	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	Resolution to Grant secured at Planning Committee on 16/02/23. No formal decision notice.	945m

Map No.	Site/Location	Description of Development	Status as of November 2025	Distance from Site
		(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		
43	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 in March 2025. No formal decision notice. Draft s106 agreement published February 2026.	950m
44	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.	Decision on application deferred at November and December 2025 planning committee. Application refused at Planning Committee on 15 January 2026.	960m
45	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. Outline business case approved by government in March 2026. Enabling works planned in 2026/27, with main construction following in 2027/28 to 2028/29. Not on site.	1km
46	IQ Weston Student Halls and Pendulum Hotel 144791/FO/2025	Phased development comprising: (a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and (b) Removal of remaining existing structures and erection of two buildings	Application validated 16 December 2025. Awaiting determination	<50m

Map No.	Site/Location	Description of Development	Status as of November 2025	Distance from Site
		comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works.		
47	Manchester One Building 145176/FO/2026	External refurbishment of Manchester One building, together with erection of 4-storey front extension (Use Class E(c)) plus plant and rooftop terrace, ground floor flexible commercial space (Use Class E / Sui Generis public houses/drinking establishments), landscaping, cycle parking, external substation, and other associated works.	Application validated 24 March 2026. Awaiting determination	644m

Plot H Site – Planning History (Included for info / reference):

Charles Street Car Park 143741/FO/2025	Full Planning Permission for demolition of existing multi-storey car park and associated commercial units (retail and sui generis bar uses), to facilitate future redevelopment.	Approved 4 December 2025.

Deloitte.



Figure 1 - Committed Developments Map