



# MANCHESTER CITY COUNCIL

Five Year Housing Land Supply Statement:

Analysis of Strategic Housing Land Availability  
Assessment Data

Base date 1 April 2019

# 1. Introduction

- 1.1 The government has an objective of significantly boosting the supply of housing. In order to maintain supply and delivery of housing, paragraph 73 of the 2019 National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs) to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%, 10% or 20% depending on local circumstances.
- 1.2 Having regard to paragraph 73 of the NPPF, in order to identify whether there is a five year housing land supply it is necessary to:
  - 1) Identify the housing requirement for the five year period
  - 2) Identify the appropriate buffer
  - 3) Identify the scale of housing that it is estimated will be delivered over the next five years
  - 4) Calculate whether the identified supply of housing is sufficient to meet the five year requirement with the appropriate buffer
- 1.3 The latest identification of the five-year housing land supply in Manchester has a base date of 1 April 2019 and covers the period up to 31 March 2024. The [SHLAA](#) is published by the City Council and on the GMCA website, [MappingGM](#).
- 1.4 Analysis of the identified supply has been carried out in line with National Planning Policy Framework February 2019 and Planning Practice Guidance published at the time of writing (March 2020).

## 2. Five year housing requirement

### Background

- 2.1 The first part of paragraph 73 of the NPPF requires that:

“Local Planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old”

- 2.2 Local housing need' is defined in Annex 2 of the NPPF as: "The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework)"
- 2.3 Manchester's current Local Plan, the Manchester Core Strategy, was adopted over 5 years ago therefore, the requirement for the purposes of calculating whether there is a five year supply is based on local housing need in line with the methodology set out in national planning practice guidance.

### **Current local housing need**

- 2.5 The Government's national planning practice guidance explains that the standard method to calculate a minimum annual local housing need figure is as follows:

#### **Step 1 – Setting the baseline**

Set the baseline using national household growth projections (2014-based household projections in England, table 406 unitary authorities and districts in England) for the area of the local authority. Using these projections, calculate the projected average annual household growth over a 10 year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period)

#### **Step 2 – An adjustment to take account of affordability**

Then adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area.

The most recent median workplace-based affordability ratios, published by the Office for National Statistics at a local authority level, should be used.

No adjustment is applied where the ratio is 4 or below. For each 1% the ratio is above 4 (with a ratio of 8 representing a 100% increase), the average household growth should be increased by a quarter of a percent. To be able to apply the percentage increase adjustment to the projected growth figure we then need to add 1.

Where an adjustment is to be made, the precise formula is as follows:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

### **Step 3 - Capping the level of any increase**

A cap is then applied which limits the increases an individual local authority can face. How this is calculated depends on the current status of relevant strategic policies for housing.

Where these policies were adopted within the last 5 years (at the point of making the calculation), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies.

This also applies where the relevant strategic policies have been reviewed by the authority within the 5 year period and found to not require updating.

For areas covered by spatial development strategies, the relevant strategic policies are those contained within the spatial development strategy. For example, where a requirement figure for an authority in a spatial development strategy differs from that in a local plan, the figure in the spatial development strategy should be used.

Where the relevant strategic policies for housing were adopted more than 5 years ago (at the point of making the calculation), the local housing need figure is capped at 40% above whichever is the higher of:

- a. the projected household growth for the area over the 10 year period identified in step 1; or
  - b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).
- 2.6 Having regard to the guidance, the baseline has been set using the projected annual household growth over a 10 year period using the 2014-based household projections, with 2019 being the first of the ten years given that the five year supply period being considered within this report is for the period 2019 to 2024. The relevant ONS median workplace based affordability ratios for Manchester at 28 March 2019 were for 2018. As Manchester does not have an adopted strategic policy setting out a housing requirement, guidance around capping the local housing need figure is not applicable.
- 2.7 Taking into account the above, the local housing need figure for Manchester is set out in Table 1:

Table 1: Local Housing Need

Variable	
Manchester 2019-2029 household increase	23566
Manchester local affordability ratio (2018 median house price to median workplace earnings)	5.74
$Adjustment\ factor = \left( \frac{Local\ affordability\ ratio - 4}{4} \right) \times 0.25$	0.10875
Local housing need 2019-29 = (1+ adjustment factor) x (projected household growth 2019-29)	26129
Local housing need per annum	2613

2.8 Applying the local housing need figure of 2613 per annum shown above to the five year period 2019 to 2024 would produce a requirement of 13065 dwellings.

### 3. Supply buffer and requirement

3.1 The second part of Paragraph 73 of the NPPF states that:

“The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the Local Planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply

- 3.2 The City Council, has not demonstrated a five year supply of deliverable sites through an annual position statement or a recently adopted plan in accordance with paragraph 73b. Therefore, a 10% buffer is not applicable.
- 3.3 With regard to paragraph 73c, on 13 Feb 2020 MHCLG published the Housing Delivery Test: 2019 results which showed Manchester had delivered 100% of the required housing over the past three years. Therefore a 20% buffer is not applicable.
- 3.4 As neither 73b or 73c apply Manchester is required to add a 5% buffer to its housing need figure in line with 73a.

#### **Housing requirement with buffer**

- 3.5 Using the identified requirements outlined in section 2 of this report, Manchester's housing need requirement over the period 2019 to 2024 with an additional 5% is 2,744 per annum or 13,718 in total.

## **4. Supply of deliverable sites between 1 April 2019 and 31 March 2024**

- 4.1 Manchester carried out its 2019 Strategic Housing Availability Assessment (SHLAA) between April and June 2019. The [SHLAA](#) is published by the City Council and on the GMCA website, [MappingGM](#).
- 4.2 The definition of deliverable in the National Planning Policy Framework (Annex 2 Glossary) is:-

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

4.3 Annex 1 to this document shows a full list of all schemes considered deliverable at 31st March 2019. As the above definition is deemed to be a closed list, any site without permission in the SHLAA that is not included on the Brownfield Land Register has not been included.

4.4 At the base date of 1 April 2019, the five-year supply of specific deliverable sites totals 23,544 net additional dwellings. This consists of:

- Units under construction – 12,686
- Units with full planning permission - 4,734
- Units with outline planning permission – 54 (40 on minor schemes only)
- Units without permission but considered deliverable (clear evidence available) – 6070

### **Demolitions**

4.5 Annex 1 takes into account residential units lost to other development and residential units lost as part of a conversion. It does not list demolitions expected as part of a redevelopment scheme. A total of 95 demolitions are expected in the next five years through redevelopment schemes. From 2014/15 to 2018/19 an average of 45 demolitions were recorded that were unexpected (i.e. not part of a redevelopment scheme).

4.6 A reduction of 320 units (45 units per year plus 95), therefore, has been made to the 5 year land supply figures. The final 5 year supply land figures therefore are:-

- Full five year supply – 23,224 units
- Five year supply on sites under construction; with full planning permission or outline planning permission (minor schemes) – 17,140 units

### **Assumptions for start date and build out rate**

4.7 For major schemes (10+ units) with planning permission and/or an identified developer partner have been allocated an expected start on site date based upon timescales received directly from developers. These are reviewed on an ongoing basis as new intelligence is received.

4.8 Once a start date is established, for major schemes where the entirety of the development / phase is expected to complete at the same time (primarily

apartment led schemes), the expected year of completion is allocated based on the timescales received directly from developers (where available) or the average build period for a similar scale/type of development.

- 4.9 Where major schemes that are expected to record completions across more than one financial year (traditional housing schemes or mixed developments), annual completions are forecast based on the timescales received directly from developers (where available) or the average annual build rate across similar schemes in that locality or within the developers existing portfolio of sites. Build out rates are therefore considered on a scheme by scheme basis rather than any general assumptions applied.
- 4.10 It has been assumed that sites with planning permission for minor schemes (under ten units) at 1 April 2019 will be completed in 2020/21 year. However, delivery has been assumed to be 2019/20 if the Council has reason to believe schemes will be completed sooner (i.e. they are under construction by 1 April 2019). These assumptions would not be applied if the Council has been given specific information (e.g. delivery has been agreed with a registered provider).
- 4.11 Minor schemes are assumed to be completed within one year.

## **5. Manchester's five year housing land supply position**

- 5.1 Having regard to the calculated requirement (including an allowance for a 5% buffer) and to the five-year supply of deliverable sites identified in Annex 1 the five-year land supply position in Manchester over the period 1 April 2019 to 31 March 2024 has been assessed.
- 5.2 As Manchester has a strong pipeline of schemes with full planning permission, the 5 year supply position has been assessed considering:-
- a) Schemes in Annex 1 with full permission and outline permission for minor schemes and
  - b) All schemes in Annex 1

The results of the assessment are shown in Table 2.



Table 2: Assessment of five year supply

Assessment		Net additional dwellings			Number of years supply <sup>1</sup>
		2019-2024 Supply of dwellings	2019-2024 Requirement with 5% buffer	Annual requirement	
a)	Schemes in Annex 1:- <ul style="list-style-type: none"> <li>• that are under construction</li> <li>• with full planning permission</li> <li>• with outline planning permission (minor schemes only)</li> </ul> (N.B. - adjusted for demolitions)	17,140	13,718	2,744	6.25
b)	All schemes in Annex 1 (adjusted for demolitions)	23,224	13,718	2,744	8.46

### Conclusion of 5 year supply assessment

5.3 The assessment shown in Table 2 demonstrates that, even when considering only schemes with full planning permission, Manchester has over five years supply of deliverable housing sites.

<sup>1</sup> Supply of units divided by annual requirement

**Manchester City Council 2019 Five Year Supply Statement - Annex 1**

Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
075119/FO/2005/S1	St Mary's Church St Mary's St	Under Construction	Full Permission	1	4	0	0	0	0	4	0	5
072444/FO/2004/N1	Nutbank Farmhouse	Under Construction	Full Permission	0	1	0	0	0	0	1	0	1
068270/FO/2003/C3	58-60 Chapeltown St	Under Construction	Full Permission	0	2	0	0	0	0	2	0	2
073705/FO/2004/N2	Vulcan Works Pollard Street (The Loom)	Under Construction	Full Permission	0	0	101	0	0	0	101	0	101
077293/FO/2005/C1	54-56 Bridge Street	Under Construction	Full Permission	1	1	0	0	0	0	1	0	2
084471/FO/2007/S2	9a Queenhill Road	Under Construction	Full Permission	0	1	0	0	0	0	1	0	1
091670/FU/2009/S1	The Old Coach House 3 & 5 Egerton Crescent	Under Construction	Full Permission	0	1	0	0	0	0	1	0	1
090619/FO/2009/S1	8a Parsonage Road	Under Construction	Full Permission	0	1	0	0	0	0	1	0	1
071729/FO/2004/S1	37/39 Mayfield Road	Under Construction	Full Permission	0	8	0	0	0	0	8	0	8
081364/FO/2006/S2	83-95 Wendover Road	Under Construction	Full Permission	0	5	5	0	0	0	10	0	10
090315/FO/2009/S1	136 Egerton Road North	Under Construction	Full Permission	3	1	0	0	0	0	1	0	4
091935/FO/2009/S1	Meldon Road	Under Construction	Full Permission	0	12	0	0	0	0	12	0	12
084343/FO/2007/N1	Adj 106 Boothroyden Road	Under Construction	Full Permission	0	2	0	0	0	0	2	0	2
096372/FO/2011/S1	59 Keppel Road Chorlton Manchester M21 0BP	Under Construction	Full Permission	0	6	0	0	0	0	6	0	6

## Manchester City Council 2019 Five Year Supply Statement - Annex 1

Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
088549/FO/2008/S1	2 Salisbury Road	Under Construction	Full Permission	0	1	0	0	0	0	1	0	1
092889/FO/2010/S1	7 Albany Road	Under Construction	Full Permission	0	1	0	0	0	0	1	0	1
091499/REP/2009/N2	Adjacent 6 Bread Street	Under Construction	Full Permission	0	2	0	0	0	0	2	0	2
098704/FO/2012/S1	70 - 78 Dudley Road, Whalley Range, M16 8DE	Under Construction	Full Permission	4	1	0	0	0	0	1	0	5
086932/OO/2008/N1	Booth Hall Hospital, Charlestown Road	Under Construction	Full Permission	239	18	0	0	0	0	18	0	257
104782/FU/2014/S2	Foxlair Court - 2 extra flats	Under Construction	Full Permission	1	1	0	0	0	0	1	0	2
101664/FO/2013/N2	60 UNITS ARE EXTRA CARE Brunswick Neighbourhood	Under Construction	Full Permission	207	90	105	37	37	26	295	0	502
084498/FO/2007/N1	Land Bounded By Elizabeth Street And Cheetwood Road	Under Construction	Full Permission	18	33	0	0	0	0	33	0	51
102660/FO/2013/S2	Camperlands, Mill Lane	Under Construction	Full Permission	25	13	0	0	0	0	13	0	38
103736/FO/2013/C1	20 Hulme Street	Under Construction	Full Permission	4	2	0	0	0	0	2	0	6
108423/FO/2015/N2	Land forming Phase 1 of the Toxteth Street Neighbourhood	Under Construction	Full Permission	155	65	54	0	0	0	119	0	274
103770/FO/2013/S2	43-45 Button Lane	Under Construction	Full Permission	1	1	0	0	0	0	1	0	2
106490/FO/2014/C1	Axis, Albion Street	Under Construction	Full Permission	0	172	0	0	0	0	172	0	172
111719/FO/2016/C1	Owen St (Plot A Great Jackson St MP)	Under Construction	Full Permission	350	496	386	276	0	0	1158	0	1508

## Manchester City Council 2019 Five Year Supply Statement - Annex 1

Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
107819/FO/2015/S1	1A Princess Parade	Under Construction	Full Permission	1	1	0	0	0	0	1	0	2
105297/FO/2014/N2	1031- 1033 Stockport Road Levenshulme Manchester M19 2TB	Under Construction	Full Permission	1	2	0	0	0	0	2	0	3
106181/P3JPA/2014/S	96 Mauldeth Road West Withington Manchester M20 1AB	Under Construction	Full Permission	1	1	0	0	0	0	1	0	2
108541/OO/2015/S2	Former MMU Campus, Wilmslow Road	Under Construction	Full Permission	91	4	0	0	0	0	4	0	95
102964/FO/2013/S2	127A Woodhouse Lane	Under Construction	Full Permission	1	1	0	0	0	0	1	0	2
107116/MO/2014/N1	Rodney Street Miles Platting Manchester M4 6JZ	Under Construction	Full Permission	57	3	0	0	0	0	3	0	60
109467/FO/2015/N1	Cotton Square - Edinburgh Castle 15 Blossom Street Ancoats	Under Construction	Full Permission	0	23	0	0	0	0	23	0	23
115545/FO/2017	Oxygen, Store Street	Under Construction	Full Permission	0	0	0	360	0	0	360	0	360
106021/FO/2014/C2	Burlington House, Tariff Street (Piccadilly Basin Plot H)	Under Construction	Full Permission	0	91	0	0	0	0	91	0	91
111347/FO/2016/N1	NOMA Plot L Angel Gardens	Under Construction	Full Permission	0	466	0	0	0	0	466	0	466
116919/FO/2017	Land At Scout Drive, Wythenshawe (Glendene)	Under Construction	Full Permission	0	20	0	0	0	0	20	0	20
117303/FO/2017	Siemens/Elizabeth Slinger Road site	Under Construction	Full Permission	7	45	43	0	0	0	88	0	95
113870/FO/2016	2-4 Chester Road (Quay Bar site)	Under Construction	Full Permission	0	0	188	0	0	0	188	0	188
115211/FO/2017	Sky Gardens (Block C - Bentinck Street / Chester Road)	Under Construction	Full Permission	0	174	0	0	0	0	174	0	174

## Manchester City Council 2019 Five Year Supply Statement - Annex 1

Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
114961/FO/2017	City Gardens Churchgate Block D, Chester Road	Under Construction	Full Permission	0	109	0	0	0	0	109	0	109
116831/FO/2017	Princess St / Raby Street (The Clockworks)	Under Construction	Full Permission	0	105	0	0	0	0	105	0	105
117239/FO/2017	Northfield Road	Under Construction	Full Permission	0	20	0	0	0	0	20	0	20
112305/FO/2016/N1	Lockside, Miles Platting	Under Construction	Full Permission	58	15	0	0	0	0	15	0	73
104931/FO/2014/N2	Polygon Street (opposite Apollo and Bruswick PFI site)	Under Construction	Full Permission	0	39	0	0	0	0	39	0	39
108496/FO/2015/S1	Behind Whitworth Park Mansions, Moss Lane East	Under Construction	Full Permission	0	11	0	0	0	0	11	0	11
111739/FO/2016/S1	25-33 Wilmslow Road	Under Construction	Full Permission	0	54	0	0	0	0	54	0	54
114863/FO/2016	Vita Circle Square Phase 2	Under Construction	Full Permission	0	384	0	0	0	0	384	0	384
118862/JO/2018	Green Quarter Block 7 (The Hallmark)	Under Construction	Full Permission	0	146	0	0	0	0	146	0	146
112034/FO/2016/C2	Kampus, Aytoun Street / Chorlton Street (MMU site)	Under Construction	Full Permission	0	146	123	209	0	0	478	0	478
111747/FO/2016/C2	2 Waterloo Street	Under Construction	Full Permission	0	0	15	0	0	0	15	0	15
100982/FO/2012/C2	1 Canal Street Manchester M1 3HE	Under Construction	Full Permission	0	8	0	0	0	0	8	0	8
114146/FO/2016	Sync (formerly Citu NQ) Tib Street/Church Street Car Park	Under Construction	Full Permission	0	183	0	0	0	0	183	0	183
114585/FO/2016	Manchester New Square (Origin - Princess St / Whitworth St)	Under Construction	Full Permission	0	0	351	0	0	0	351	0	351

## Manchester City Council 2019 Five Year Supply Statement - Annex 1

Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
112658/FO/2016/N1	Weaver's Quay, Old Mill Street	Under Construction	Full Permission	0	201	0	0	0	0	201	0	201
109948/FO/2015/N2	X1 The Plaza (Great Ancoats Street / Issac Way)	Under Construction	Full Permission	0	201	0	0	0	0	201	0	201
110351/FO/2015/N1	4 Angel Street	Under Construction	Full Permission	0	64	0	0	0	0	64	0	64
109676/FO/2015/N2	Islington Wharf phase 3	Under Construction	Full Permission	0	101	0	0	0	0	101	0	101
112256/FO/2016	Gt Ancoats St, Henry St, Gun St And Blossom Street	Under Construction	Full Permission	0	143	0	0	0	0	143	0	143
106846/FO/2014/S1	Former Orange Grove Public House 304 Wilmslow Road	Under Construction	Full Permission	0	35	0	0	0	0	35	0	35
111296/FO/2016/S2	Silverwood House 129 Barlow Moor Road Didsbury	Under Construction	Full Permission	0	17	0	0	0	0	17	0	17
113937/MO/2016	Withington Hospital Site (Cavendish Road)	Under Construction	Full Permission	60	14	0	0	0	0	14	0	74
113618/FO/2016	Buffoline Trading Estate, Chapel Street	Under Construction	Full Permission	22	42	0	0	0	0	42	0	64
112024/FO/2016/N2	Block A 12 Pollard Street Bradford (excluding 101795)	Under Construction	Full Permission	6	2	0	0	0	0	2	0	8
105415/FO/2014/N2	Land On Chapman Street Gorton Manchester M18 8UA	Under Construction	Full Permission	0	30	0	0	0	0	30	0	30
119806/FO/2018	Crown Street (Plot C1 and C2 - Great Jackson Street MP)	Under Construction	Full Permission	0	0	0	664	0	0	664	0	664
118494/FO/2017	Land at Hyde Road (Oasis)	Under Construction	Full Permission	0	26	0	0	0	0	26	0	26
115087/FO/2017	St George's Gardens (Block E - Manchester Gardens)	Under Construction	Full Permission	0	0	138	0	0	0	138	0	138

Manchester City Council 2019 Five Year Supply Statement - Annex 1

Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
120045/FO/2018	131 Beech Road	Under Construction	Full Permission	0	3	0	0	0	0	3	0	3
119242/FO/2018	Children's Hospice, Wilmslow Road	Under Construction	Full Permission	0	22	62	0	0	0	84	0	84
117058/FU/2017	53 Marshall Street	Under Construction	Full Permission	0	0	14	0	0	0	14	0	14
108482/FO/2015/N1	Former St Luke's School site	Under Construction	Full Permission	0	0	32	4	0	0	36	0	36
CDN/17/0737	Coupland Street (Burlington Square), Hulme	Under Construction	Full Permission	0	273	0	0	0	0	273	0	273
121520/P3OPA/2018	4 Park Place Cheetham	Under Construction	Full Permission	1	4	0	0	0	0	4	0	5
110147/FO/2015/N1	108 Woodward Street Miles Platting	Under Construction	Full Permission	1	2	0	0	0	0	2	0	3
112289/P3OPA/2016	Cedar House, 3 Cobourg St	Under Construction	Full Permission	11	11	0	0	0	0	11	0	22
116912/FO/2017	86 Palatine Road	Under Construction	Full Permission	1	1	0	0	0	0	1	0	2
109738/FO/2015/N2	29-37 Hyde Road Ardwick (King's Court)	Under Construction	Full Permission	9	8	0	0	0	0	8	0	17
115299/FO/2017	Melland Road	Under Construction	Full Permission	27	35	35	34	0	0	104	0	131
115919/FO/2017	Excelsior Mill, Hulme	Under Construction	Full Permission	0	0	108	0	0	0	108	0	108
118625/FO/20	Cornbrook Road / Chester Road	Under Construction	Full Permission	0	0	0	280	0	0	280	0	280
116366/FO/2017	NOMA Plots 2, 3, 4 & 5	Under Construction	Full Permission	0	0	136	286	334	0	756	0	756

## Manchester City Council 2019 Five Year Supply Statement - Annex 1

Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
115401/FO/2017	Brownsfield Mill (Picc Basin Plot C)	Under Construction	Full Permission	0	31	0	0	0	0	31	0	31
116450/FO/2017	Circle Square Blocks 5 & 6	Under Construction	Full Permission	0	0	417	0	0	0	417	0	417
111027/FO/2016/C1	Circle Square Blocks 7 & 8	Under Construction	Full Permission	0	0	266	0	0	0	266	0	266
115570/FO/2017	Kampus Phase 2 (Minto & Turner and Minshull House)	Under Construction	Full Permission	0	0	59	0	0	0	59	0	59
112015/FO/2016/N1	The Lancastrian, Oldham Road New Cross Zone A	Under Construction	Full Permission	0	274	0	0	0	0	274	0	274
118120/FO/2017	Thompson Street	Under Construction	Full Permission	0	0	0	155	0	0	155	0	155
115207/FO/2017	Manhattan (Devonshire House), George Street	Under Construction	Full Permission	0	42	0	0	0	0	42	0	42
115529/FO/2017	Land To Rear Of 56 Dale Street Mangle Street	Under Construction	Full Permission	0	14	0	0	0	0	14	0	14
117059/FO/2017	32 Mason Street, Ancoats	Under Construction	Full Permission	0	16	0	0	0	0	16	0	16
111932/FO/2016	Waldorf House, Cooper Street	Under Construction	Full Permission	0	14	0	0	0	0	14	0	14
117875/JO/2017	Crusader Works - Chapelton St / Baird St	Under Construction	Full Permission	0	198	0	0	0	0	198	0	198
118033/P3OPA/2017	Barclay House 35 Whitworth Street West	Under Construction	Full Permission	0	0	90	0	0	0	90	0	90
120881/FO/2018	23 New Mount Street	Under Construction	Full Permission	0	0	66	0	0	0	66	0	66
118823/FO/2018	86 - 88 Market StreetManchester M1 1PD	Under Construction	Full Permission	0	0	0	17	0	0	17	0	17



**Manchester City Council 2019 Five Year Supply Statement - Annex 1**

Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
117055/FO/2017	Varley Street / Berkshire Road (Area 11), Miles Platting	Under Construction	Full Permission	10	40	40	39	0	0	119	0	129
115947/FO/2017	Vesta Street	Under Construction	Full Permission	0	0	172	0	0	0	172	0	172
116300/FO/2017	New Little Mill (Jersey Street/Bengal Street)	Under Construction	Full Permission	0	0	68	0	0	0	68	0	68
112487/FO/2016	Church Of St Jerome Rylance Street, Bradford	Under Construction	Full Permission	19	4	0	0	0	0	4	0	23
118339/FO/2017	Block A Pollard Street (additional units)	Under Construction	Full Permission	0	10	0	0	0	0	10	0	10
118555/FO/2017	325, Oldham Road	Under Construction	Full Permission	0	10	0	0	0	0	10	0	10
114600/FO/2016	Victoria Mill 10 Lower Vickers Street	Under Construction	Full Permission	0	85	0	0	0	0	85	0	85
116918/FO/2017	Constable Street	Under Construction	Full Permission	0	20	0	0	0	0	20	0	20
114744/FO/2016	Lily Thomas Court site, 33 Botha Close	Under Construction	Full Permission	0	21	0	0	0	0	21	0	21
117282/FO/2017	Greenside St/Parkside St/South St, Bradford	Under Construction	Full Permission	0	15	12	0	0	0	27	0	27
117014/FO/2017	(Pop Works) Mount Pleasant House 162-164 Oldham Road	Under Construction	Full Permission	0	28	0	0	0	0	28	0	28
109304/FO/2015/S2	Former Green End Pub, Mauldeth Road	Under Construction	Full Permission	8	12	0	0	0	0	12	0	20
116138/FO/2017	Land Bounded By Hawkeshead Road/Leicester Road	Under Construction	Full Permission	2	6	0	0	0	0	6	0	8
116134/FO/2017	Land Adjacent To 17 Hawkeshead Road	Under Construction	Full Permission	1	1	0	0	0	0	1	0	2

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116140/FO/2017	Bunyard St / Eckford St	Under Construction	Full Permission	5	19	0	0	0	0	19	0	24
116139/FO/2017	Land Adjacent To 46 Leicester Road	Under Construction	Full Permission	2	4	0	0	0	0	4	0	6
116141/FO/2017	Land At Eckford Street Manchester	Under Construction	Full Permission	2	6	0	0	0	0	6	0	8
115139/FO/2017	Clarkesville Farm	Under Construction	Full Permission	0	22	22	0	0	0	44	0	44
116917/FO/2017	Land On Dalbeattie Street South Of Parkmount Road	Under Construction	Full Permission	0	10	0	0	0	0	10	0	10
118945/FO/2018	Land At Monsall Road / Emmett Street East Junction	Under Construction	Full Permission	0	0	18	0	0	0	18	0	18
117159/FO/2017	Former St Thomas School site, Crumpsall	Under Construction	Full Permission	0	0	12	0	0	0	12	0	12
117128/FO/2017	Buckthorn Close	Under Construction	Full Permission	0	24	0	0	0	0	24	0	24
118156/FO/2017	Land behind 46-68 Darley Avenue	Under Construction	Full Permission	0	13	0	0	0	0	13	0	13
CDN/17/0145	145/7 Upper Chorlton Road	Under Construction	Full Permission	0	20	0	0	0	0	20	0	20
114896/FO/2016	Land At The Junction Of Alness Road And Wellington Road	Under Construction	Full Permission	0	18	0	0	0	0	18	0	18
107413/FO/2014/S1	Oaklands House, Wilbraham Road	Under Construction	Full Permission	0	36	0	0	0	0	36	0	36
116840/FO/2017	Former Minehead Centre, Dermot Murphy Close (RP)	Under Construction	Full Permission	0	54	10	0	0	0	64	0	64
113982/FO/2016	Bus Depot Princess Road	Under Construction	Full Permission	0	72	156	30	0	0	258	0	258

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113836/FO/2016	Amberley Drive, Baguley	Under Construction	Full Permission	0	20	32	0	0	0	52	0	52
119318/FO/2018	Peel Hall Road (Tudor Pub site)	Under Construction	Full Permission	0	10	0	0	0	0	10	0	10
116758/FO/2017	MEA School Fields	Under Construction	Full Permission	0	30	58	59	0	0	147	0	147
110184/FO/2015/S1	Owen's Park Phase 1a (Unsworth Park)	Under Construction	Full Permission	0	449	0	0	0	0	449	0	449
118683/FO/2017	Land At River Street (STUDENT)	Under Construction	Full Permission	0	0	317	0	0	0	317	0	317
119380/FO/2018	UNITE Tower, 1-5 New Wakefield Street (STUDENT)	Under Construction	Full Permission	0	0	241	0	0	0	241	0	241
120665/FO/2018	391 Palatine Road Manchester M22 4FY	Under Construction	Full Permission	0	0	12	0	0	0	12	0	12
<b>Sub-total - units on sites under construction</b>										<b>12686</b>		
121813/JO/2018	Greenwood Road/Gladeside Road	Not started	Full Permission	0	0	32	0	0	0	32	0	32
115969/FO/2017	1-5 Plymouth Grove Ardwick Manchester M13 9PZ	Not started	Full Permission	0	0	61	0	0	0	61	0	61
106943/FO/2014/S2	Land At 30 Trenchard Drive Woodhouse Park Wythenshawe Manchester M22 5NA	Not started	Full Permission	0	0	15	0	0	0	15	0	15
111593/FO/2016/N1	94-102 St Marys Road Newton Heath Manchester M40 0AG	Not started	Full Permission	0	0	0	7	0	0	7	0	7
121964/FO/2018	Land Adjacent To 1 Meadow Croft Off Sharrington Drive Brooklands Manchester M23 9PE	Not started	Full Permission	0	1	0	0	0	0	1	0	1
116491/FO/2017	150 Barlow Moor Road Chorlton	Not started	Full Permission	0	2	0	0	0	0	2	0	2

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114683/FO/2016	Talbot Mill 44 Ellesmere Street Hulme	Not started	Full Permission	0	1	0	0	0	0	1	0	1
108469/FO/2015/N1	6 Loom Street Ancoats	Not started	Full Permission	0	1	0	0	0	0	1	0	1
114999/FO/2017	Potato Wharf Blocks 3 and 4	Not started	Full Permission	0	0	0	191	0	0	191	0	191
CDN/19/0139	Former Laundry, Burnage Lane	Not started	Full Permission	0	0	56	0	0	0	56	0	56
120067/FO/2018	Charlotte House 10 Charlotte Street	Not started	Full Permission	0	0	0	14	0	0	14	0	14
120639/FO/2018	26 Demesne Road Whalley Range	Not started	Full Permission	0	2	0	0	0	0	2	0	2
110678/FO/2015/S1	Behind Platt Lane Methodist Church, Platt Lane	Not started	Full Permission	0	0	0	0	6	0	6	0	6
110492/FO/2015/S1	496A Wilbraham Road Chorlton	Not started	Full Permission	0	3	0	0	0	0	3	0	3
110300/FO/2015/C2	First & second floors, 50 - 52 Back Turner Street	Not started	Full Permission	0	3	0	0	0	0	3	0	3
111461/FO/2016/N2	11 Slaithwaite Drive Clayton M11 4BA	Not started	Full Permission	0	1	0	0	0	0	1	0	1
120878/FO/2018	60 Oldham Street	Not started	Full Permission	0	0	8	0	0	0	8	0	8
111916/FO/2016/S2	133 Nesfield Road Brooklands	Not started	Full Permission	0	1	0	0	0	0	1	0	1
111141/FO/2016/N1	20-26 Middleton Old Road Blackley	Not started	Full Permission	0	9	0	0	0	0	9	0	9
111134/FO/2016/N1	Land Between 81 And 85 Cleveland Road Crumpsall	Not started	Full Permission	0	2	0	0	0	0	2	0	2

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111946/FO/2016/N1	Land At Walker Road, Higher Blackley	Not started	Full Permission	0	2	0	0	0	0	2	0	2
112114/FO/2016/S1	506 Claremont Road Rusholme	Not started	Full Permission	0	1	0	0	0	0	1	0	1
111667/FO/2016/S2	2 Crossacres Road Sharston	Not started	Full Permission	0	1	0	0	0	0	1	0	1
112116/FO/2016/S2	Garden Area Between 154 And 160 Burnage Lane Burnage	Not started	Full Permission	0	2	0	0	0	0	2	0	2
111338/FO/2016/N1	438 Cheetham Hill Road Cheetham	Not started	Full Permission	0	2	0	0	0	0	2	0	2
112172/FO/2016/S1	545 Barlow Moor Road Chorlton-cum-Hardy	Not started	Full Permission	0	3	0	0	0	0	3	0	3
111712/FO/2016/S2	497 Palatine Road Northenden	Not started	Full Permission	0	1	0	0	0	0	1	0	1
112288/FO/2016/S1	6 & 8 Zetland Road Chorlton	Not started	Full Permission	0	-3	0	0	0	0	-3	0	-3
112282/FO/2016/N1	303 Cheetham Hill Road Cheetham	Not started	Full Permission	0	1	0	0	0	0	1	0	1
112209/FO/2016/S2	10 Bamford Grove Didsbury	Not started	Full Permission	0	2	0	0	0	0	2	0	2
111282/FO/2016/S1	Toast Rack building, Wilmslow Road	Not started	Full Permission	0	0	210	0	0	0	210	0	210
112501/FO/2016/S1	Vacant Land Adjoining 119 Clarendon Road Whalley Range	Not started	Full Permission	0	3	0	0	0	0	3	0	3
112200/FO/2016/N2	Behind Clayton Post Office 627 Ashton New Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
110757/FO/2015/C1	Second and third floors, 6-12 Fountain Street	Not started	Full Permission	0	4	0	0	0	0	4	0	4

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112404/FO/2016	21-23 Clyde Road	Not started	Full Permission	0	2	0	0	0	0	2	0	2
107804/FO/2015/N1	67 Hillier Street And Land Adjacent To 1 Kingcombe Walk Harpurhey	Not started	Full Permission	0	0	0	0	0	9	9	0	9
111424/FO/2016/C1	Former Manchester Regiment PH, 6 Hulme Hall Road	Not started	Full Permission	0	0	0	0	42	0	42	0	42
112727/FO/2016	80 Grey Mare Lane	Not started	Full Permission	0	2	0	0	0	0	2	0	2
113511/P3OPA/2016	First and second floors, 567 Barlow Moor Road, Chorlton	Not started	Full Permission	0	4	0	0	0	0	4	0	4
112399/P3OPA/2016	65 Whitworth Street	Not started	Full Permission	0	0	24	0	0	0	24	0	24
111842/FO/2016/C1	2 Fountain Street (2nd, 3rd and 4th floors)	Not started	Full Permission	0	6	0	0	0	0	6	0	6
122812/NMC/2019	1-5 Swan Street	Not started	Full Permission	0	0	0	13	0	0	13	0	13
111587/FO/2016/N1	HOUSE Phase 2 (New Islington MDA)	Not started	Full Permission	0	0	54	50	0	0	104	0	104
113914/FO/2016	No 1 Lord Street (Block 10-Lord Street / Cheetham Hill Road)	Not started	Full Permission	0	0	0	0	192	0	192	0	192
113906/P3OPA/2016	Mauldeth House Nell Lane Chorlton	Not started	Full Permission	0	0	0	72	0	0	72	0	72
113669/FO/2016	Land To The Side Of 27 Willaston Close, Chorlton	Not started	Full Permission	0	1	0	0	0	0	1	0	1
113345/FO/2016	13 Kearsley Road, Crumpsall	Not started	Full Permission	0	1	0	0	0	0	1	0	1
113994/FO/2016	Land Adjacent To 555 Princess Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1

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113955/FO/2016	All Souls Rectory Every Street	Not started	Full Permission	0	10	0	0	0	0	10	0	10
119143/NMC/2018	Red Lion Street / 2 Union Street	Not started	Full Permission	0	0	0	37	0	0	37	0	37
109234/FO/2015/C1	31 Liverpool Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
114017/FO/2016	Rusholme Gardens 176 Wilmslow Road	Not started	Full Permission	0	5	0	0	0	0	5	0	5
114325/P3OPA/2016	175 Mauldeth Road, Withington	Not started	Full Permission	0	3	0	0	0	0	3	0	3
115596/FO/2017	Storage Building Underwood Mill Lane Woodhouse Park	Not started	Full Permission	0	1	0	0	0	0	1	0	1
114127/P3OPA/2016	First and second floors, Tresco House 149 Oxford Road	Not started	Full Permission	0	8	0	0	0	0	8	0	8
114474/FO/2016	4 Oswald Road, Chorlton	Not started	Full Permission	0	1	0	0	0	0	1	0	1
113589/FO/2016	38-46 King Street And 23, 25 And 35 South King Street	Not started	Full Permission	0	4	0	0	0	0	4	0	4
110785/FO/2015/C2	34 Charlotte Street (Lindencourt House)	Not started	Full Permission	0	0	12	0	0	0	12	0	12
113858/FO/2016	120 - 122 Grosvenor Street	Not started	Full Permission	0	2	0	0	0	0	2	0	2
112543/FO/2016	157 Queens Road Manchester	Not started	Full Permission	0	1	0	0	0	0	1	0	1
112565/FO/2016	First floor, 103 Portland Street	Not started	Full Permission	0	4	0	0	0	0	4	0	4
112528/FO/2016/N2	863-871 Stockport Road Levenshulme	Not started	Full Permission	0	2	0	0	0	0	2	0	2

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111312/FO/2016/N1	Land Bounded By Culcheth Lane And Tandlewood Mews Newton Heath	Not started	Full Permission	0	6	0	0	0	0	6	0	6
113670/FO/2016	19 St John Street	Not started	Full Permission	0	1	0	0	0	0	1	0	1
115014/FO/2017	550B Wilbraham Road, Chorlton	Not started	Full Permission	0	1	0	0	0	0	1	0	1
111258/FO/2016/S2	Garden To The Side Of 1 Pine Road Didsbury	Not started	Full Permission	0	1	0	0	0	0	1	0	1
114981/FO/2017	2 Partington Street, Miles Platting	Not started	Full Permission	0	1	0	0	0	0	1	0	1
114160/FO/2016	39 Netherwood Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
110554/MO/2015/N1	Bowker Bank Industrial Estate Off Bowker Bank Av	Not started	Full Permission	0	4	17	15	0	0	36	0	36
119569/JO/2018	Land To The West Of Former Bowker Bank Industrial Estate Off Bowker Bank Avenue Crumpsall	Not started	Full Permission	0	4	17	19	0	0	40	0	40
114908/FO/2016	8 Cable Street (Umbrella Factory Site)	Not started	Full Permission	0	0	9	0	0	0	9	0	9
109840/FO/2015/N1	40 Swan Street	Not started	Full Permission	0	0	0	0	0	103	103	0	103
115178/FO/2017	Eider House (Piccadilly Basin Framework)	Not started	Full Permission	0	0	128	0	0	0	128	0	128
115430/FO/2017	793 Rochdale Road	Not started	Full Permission	0	3	0	0	0	0	3	0	3
114580/FO/2016	12-14 Palatine Road	Not started	Full Permission	0	-10	0	0	0	0	-10	0	-10
121812/P3OPA/2018	First floor of 18-20 Derby Street	Not started	Full Permission	0	7	0	0	0	0	7	0	7



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111499/FO/2016/N1	15-19 Windsor Road Newton Heath	Not started	Full Permission	0	7	0	0	0	0	7	0	7
117288/P3OPA/2017	Third Floor 137, Oxford Road	Not started	Full Permission	0	5	0	0	0	0	5	0	5
117279/P3MPA/2017	Second Floor 137, Oxford Road	Not started	Full Permission	0	5	0	0	0	0	5	0	5
116200/FO/2017	118 Daisy Bank Road	Not started	Full Permission	0	9	0	0	0	0	9	0	9
115475/FO/2017	Vacant Plot North East Of The Vallance Centre Brunswick Street	Not started	Full Permission	0	0	16	0	0	0	16	0	16
115380/FO/2017	Adj 303 Greenbrow Road	Not started	Full Permission	0	9	0	0	0	0	9	0	9
116190/FO/2017	Lampwick site - Land Bounded By Old Mill Street, Ashton Canal & Upper Kirby Street	Not started	Full Permission	0	0	213	0	0	0	213	0	213
117325/FO/2017	62 Ferndown Road, Wythenshawe	Not started	Full Permission	0	1	0	0	0	0	1	0	1
116628/FO/2017	2 Maple Road	Not started	Full Permission	0	-1	0	0	0	0	-1	0	-1
116971/FU/2017	258 Burnage Lane	Not started	Full Permission	0	1	0	0	0	0	1	0	1
116936/FO/2017	1161 Rochdale Road	Not started	Full Permission	0	4	0	0	0	0	4	0	4
116320/FO/2017	70 White Moss Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
118752/FO/2018	58 Victoria Avenue East	Not started	Full Permission	0	1	0	0	0	0	1	0	1
110552/FO/2015	Tarbiyah Day Nursery 3 Smedley Lane	Not started	Full Permission	0	-1	0	0	0	0	-1	0	-1

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115162/FO/2017	286 Burton Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
116319/FO/2017	406 Wilbraham Road	Not started	Full Permission	0	3	0	0	0	0	3	0	3
115182/FO/2017	623 Wilbraham Road	Not started	Full Permission	0	3	0	0	0	0	3	0	3
111998/FO/2016	Cheetwood House, Newton Street	Not started	Full Permission	0	0	16	0	0	0	16	0	16
120062/FO/2018	3 St John Street	Not started	Full Permission	0	0	11	0	0	0	11	0	11
115871/FO/2017	Found Space (Bauer Millet showroom site)	Not started	Full Permission	0	0	0	0	200	0	200	175	375
113475/FO/2016	Warp & Weft (42-50 Thomas Street And 7 Kelvin Street)	Not started	Full Permission	0	0	20	0	0	0	20	0	20
116849/FO/2017	40-42 John Dalton Street	Not started	Full Permission	0	4	0	0	0	0	4	0	4
116793/P3OPA/2017	12 Minshull Street	Not started	Full Permission	0	0	0	39	0	0	39	0	39
115894/FO/2017	Land At Richmond Street Manchester M1 3WB	Not started	Full Permission	0	0	8	0	0	0	8	0	8
115621/FO/2017	62 Bridge Street	Not started	Full Permission	0	2	0	0	0	0	2	0	2
117366/FO/2017	55 Faulkner Street	Not started	Full Permission	0	7	0	0	0	0	7	0	7
117115/FO/2017	39- 41 Liverpool Road	Not started	Full Permission	0	2	0	0	0	0	2	0	2
115923/FO/2017	Former Imperial Public House, Delaunays Road	Not started	Full Permission	0	0	0	35	0	0	35	0	35

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116848/FO/2017	7 Fairmile Drive, Didsbury	Not started	Full Permission	0	1	0	0	0	0	1	0	1
114425/FO/2016	Cotton Hill Manchester M20 4XR	Not started	Full Permission	0	6	0	0	0	0	6	0	6
117463/FO/2017	25-33 Central Road	Not started	Full Permission	0	5	0	0	0	0	5	0	5
117372/FO/2017	111 Lapwing Lane	Not started	Full Permission	0	2	0	0	0	0	2	0	2
116332/FO/2017	Land To The North Of Marie Louise Gardens Lodge (24 Holme Road)	Not started	Full Permission	0	1	0	0	0	0	1	0	1
115844/FO/2017	32 Oak Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
115414/FO/2017	10 Grenfell Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
116113/FO/2017	165 Kingsbrook Road	Not started	Full Permission	0	8	0	0	0	0	8	0	8
115676/FO/2017	45 Harrop Street	Not started	Full Permission	0	3	0	0	0	0	3	0	3
115216/FO/2017	Vacant Site Between 717 & 721 Stockport Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
117600/P3MPA/2017	70 Gill Street	Not started	Full Permission	0	1	0	0	0	0	1	0	1
116509/FO/2017	Land Adjacent To 874 Rochdale Road	Not started	Full Permission	0	9	0	0	0	0	9	0	9
120745/FU/2018	7 Mora Street Manchester M9 4NW	Not started	Full Permission	0	0	2	0	0	0	2	0	2
115909/VO/2017	Egbert Street	Not started	Full Permission	0	2	0	0	0	0	2	0	2

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120760/P3MPA/2018	9 Mora Street Manchester M9 1NW	Not started	Full Permission	0	2	0	0	0	0	2	0	2
115905/VO/2017	Land At Jurby Avenue	Not started	Full Permission	0	5	5	0	0	0	10	0	10
115906/VO/2017	Land Off Riverdale Road And Bridgnorth Road	Not started	Full Permission	0	6	0	0	0	0	6	0	6
115904/VO/2017	Longhurst Road	Not started	Full Permission	0	0	0	0	0	10	10	0	10
117210/FO/2017	949 Stockport Road	Not started	Full Permission	0	-1	0	0	0	0	-1	0	-1
112331/FO/2016/N2	52 Albert Road Levenshulme	Not started	Full Permission	0	3	0	0	0	0	3	0	3
117404/FO/2017	39A Daisy Bank Road	Not started	Full Permission	0	6	0	0	0	0	6	0	6
116892/FO/2017	27 - 31 Anson Road	Not started	Full Permission	0	5	0	0	0	0	5	0	5
114552/FO/2016	774-786 Stockport Road	Not started	Full Permission	0	9	0	0	0	0	9	0	9
117567/P3MPA/2017	Tekniques Hair And Beauty 34 Seabrook Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
117148/FO/2017	Victoria Mill 10 Lower Vickers Street	Not started	Full Permission	0	9	0	0	0	0	9	0	9
115051/FO/2017	38 Eastburn Avenue	Not started	Full Permission	0	1	0	0	0	0	1	0	1
112059/FO/2016	Daisy Bank Mill Terence Street Newton Heath	Not started	Full Permission	0	0	0	18	0	0	18	0	18
115908/VO/2017	Land Off Faversham Street And Kenyon Lane	Not started	Full Permission	0	4	0	0	0	0	4	0	4

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Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
115903/VO/2017	Kenyon Lane	Not started	Full Permission	0	5	5	0	0	0	10	0	10
116845/FO/2017	3 Ford Lane	Not started	Full Permission	0	4	0	0	0	0	4	0	4
116867/FO/2017	30 Palatine Road	Not started	Full Permission	0	-1	0	0	0	0	-1	0	-1
116719/FO/2017	Land To The Rear Of And Including 5 And 6 Deepdale Avenue And Part Of Rear Gardens	Not started	Full Permission	0	9	0	0	0	0	9	0	9
116795/FO/2017	45 St Werburghs Road	Not started	Full Permission	0	5	0	0	0	0	5	0	5
115838/FO/2017	100 Withington Road	Not started	Full Permission	0	-2	0	0	0	0	-2	0	-2
115695/FO/2017	84 Demesne Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
114187/FO/2016	The Madina Hall 122 Withington Road	Not started	Full Permission	0	0	32	0	0	0	32	0	32
118866/P3OPA/2018	Part of 1st floor, 1-5 Swan Street	Not started	Full Permission	0	0	0	2	0	0	2	0	2
118614/FO/2017	21 St John Street	Not started	Full Permission	0	1	0	0	0	0	1	0	1
118568/FO/2017	Great Northern Complex	Not started	Full Permission	0	0	0	12	0	0	12	130	142
114276/FO/2016	38 Shudehill	Not started	Full Permission	0	2	0	0	0	0	2	0	2
117954/FO/2017	Berkeley Court 150 Bury Old Road	Not started	Full Permission	0	8	0	0	0	0	8	0	8

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116222/FO/2017	Land To Rear Of 25 Ladybarn Road Between Nos 1 Ladybarn Lane And 23 Moseley Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
117635/FO/2017	116 Reddish Lane	Not started	Full Permission	0	3	0	0	0	0	3	0	3
116766/FO/2017	Land To The Rear Of 2 Cunningham Drive	Not started	Full Permission	0	1	0	0	0	0	1	0	1
118681/FO/2017	1A Southwood Drive	Not started	Full Permission	0	1	0	0	0	0	1	0	1
117595/FO/2017	Talbot Mill	Not started	Full Permission	0	0	0	202	0	0	202	0	202
117274/FO/2017	Kingsway Hotel Moseley Road	Not started	Full Permission	0	0	31	0	0	0	31	0	31
120669/FO/2018	Land At 29-31 Park Grove, Levenshulme	Not started	Full Permission	0	0	8	0	0	0	8	0	8
118396/FO/2017	75 East Road Longsight	Not started	Full Permission	0	3	0	0	0	0	3	0	3
118072/FO/2017	60-62 Clarence Road	Not started	Full Permission	0	3	0	0	0	0	3	0	3
117442/FO/2017	Ground floor, 52 Eastwood Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
118019/FO/2017	360, Wilmslow Road	Not started	Full Permission	0	-1	0	0	0	0	-1	0	-1
117793/FO/2017	5-7 Abberton Road	Not started	Full Permission	0	5	0	0	0	0	5	0	5
118405/FO/2017	Land Adjacent To 76 Manley Road	Not started	Full Permission	0	1	0	0	0	0	1	0	1
117842/FO/2017	4 Springbridge Road	Not started	Full Permission	0	-1	0	0	0	0	-1	0	-1

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117508/FO/2017	Woodlands 55 Carlton Road	Not started	Full Permission	0	5	0	0	0	0	5	0	5
116137/FO/2017	28 Brunswick Road	Not started	Full Permission	0	4	0	0	0	0	4	0	4
118482/FO/2017	Portway Hotel Ruddpark Road	Not started	Full Permission	0	0	10	0	0	0	10	0	10
116099/FO/2017	London Road Fire Station 50 London Road	Not started	Full Permission	0	0	0	0	21	0	21	0	21
117160/FO/2017	Land At Howgill Street	Not started	Full Permission	0	0	4	0	0	0	4	0	4
115289/FO/2017	177-179 Mauldeth Road	Not started	Full Permission	0	0	0	12	0	0	12	0	12
118835/FO/2018	57-59 High Lane Manchester M21 9FA	Not started	Full Permission	0	0	4	0	0	0	4	0	4
118006/FO/2017	93 Withington Road Manchester M16 8EE	Not started	Full Permission	0	0	4	0	0	0	4	0	4
119210/FO/2018	172 Stanley Grove Longsight	Not started	Full Permission	0	0	1	0	0	0	1	0	1
118595/FO/2017	Land Adjacent To 4 Hawkhurst Road Manchester M13 0ST	Not started	Full Permission	0	0	1	0	0	0	1	0	1
118585/FO/2017	1 - 5 Victoria Avenue Blackley	Not started	Full Permission	0	0	4	0	0	0	4	0	4
118998/FO/2018	Warehouse Dundonald Road Manchester M20 6RU	Not started	Full Permission	0	0	3	0	0	0	3	0	3
117371/FO/2017	14 Chorlton Street Manchester M1 3HW	Not started	Full Permission	0	0	10	0	0	0	10	0	10
121127/FO/2018	11 Queenhill Road Manchester M22 4HW	Not started	Full Permission	0	0	1	0	0	0	1	0	1

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119205/FO/2018	7 Wynnstay Grove Manchester M14 6XG	Not started	Full Permission	0	0	1	0	0	0	1	0	1
117712/FO/2017	Corner Of Richmond Grove East / South Street Manchester	Not started	Full Permission	0	0	4	0	0	0	4	0	4
119336/FO/2018	26 Longford Road Manchester M21 9SP	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119383/FO/2018	170 Stanley Grove Longsight	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119364/P3OPA/2018	Outram House, Great Ancoats Street	Not started	Full Permission	0	0	0	43	0	0	43	0	43
119304/FO/2018	1 Bourdon Street Manchester M40 7DB	Not started	Full Permission	0	0	3	0	0	0	3	0	3
119445/FO/2018	390 Chapel Lane Manchester M9 8WE	Not started	Full Permission	0	0	3	0	0	0	3	0	3
118948/FO/2018	24 Corkland Road Manchester M21 8UT	Not started	Full Permission	0	0	1	0	0	0	1	0	1
118339/FO/2017	Granada House	Not started	Full Permission	0	0	22	0	0	0	22	0	22
119472/FO/2018	Land To The Rear Of 32-37 And 38-43 Haniwells Nall Street	Not started	Full Permission	0	0	4	0	0	0	4	0	4
118688/FO/2017	The Woodlands Crescent Road	Not started	Full Permission	0	0	0	17	0	0	17	0	17
119580/FO/2018	Land In Between 116 &120 Wilton Road Crumpsall	Not started	Full Permission	0	0	1	0	0	0	1	0	1
117208/FO/2017	Land At Junction Of Birch Land And Plymouth Grove	Not started	Full Permission	0	0	14	0	0	0	14	0	14
116582/FO/2017	14 Birch Lane, Longsight	Not started	Full Permission	0	0	0	28	0	0	28	0	28



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119672/FO/2018	412A Wilbraham Road, Chorlton	Not started	Full Permission	0	0	2	0	0	0	2	0	2
119659/FO/2018	Site Adjoining 6 Argyle Avenue And Laindon Road Manchester M14 5PX	Not started	Full Permission	0	0	2	0	0	0	2	0	2
119325/FO/2018	2 Thornwood Avenue Manchester M18 7HW	Not started	Full Permission	0	0	3	0	0	0	3	0	3
114664/FO/2016	St Michael's (Bootle Street)	Not started	Full Permission	0	0	0	0	0	189	189	0	189
119149/FO/2018	Bellamy Court (EXTRA CARE)	Not started	Full Permission	0	0	106	0	0	0	106	0	106
118843/FO/2018	Side Garden Of 37 Lymington Drive Manchester M23 9HT	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119018/FO/2018	205 Lees Street Manchester M18 8GA	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119498/FU/2018	375 Palatine Road Manchester M22 4FY	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119428/FO/2018	819-821 Stockport Road Manchester M19 3PL	Not started	Full Permission	0	0	4	0	0	0	4	0	4
119549/FO/2018	Roodlands 30 Dobbinets Lane Manchester M23 9NB	Not started	Full Permission	0	0	2	0	0	0	2	0	2
118965/FO/2018	60 Hathersage Road/Carmoor Road Manchester M13 0FN	Not started	Full Permission	0	0	1	0	0	0	1	0	1
113473/FO/2016	Trentham Street (Britannia Basin)	Not started	Full Permission	0	0	0	0	419	0	419	0	419
119931/FO/2018	4 Tripps Mews Manchester M20 2JT	Not started	Full Permission	0	0	2	0	0	0	2	0	2
119986/FO/2018	22 Honor Street Manchester M13 0WY	Not started	Full Permission	0	0	1	0	0	0	1	0	1

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120605/P3MPA/2018	93-95 Longden Road Manchester M12 5SJ	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119295/FO/2018	302 -304 Burton Road Manchester M20 2WA	Not started	Full Permission	0	0	5	0	0	0	5	0	5
120213/P3OPA/2018	165D Burton Road Manchester M20 2LN	Not started	Full Permission	0	0	8	0	0	0	8	0	8
118599/FO/2017	67 Old Market Street, Blackley	Not started	Full Permission	0	0	20	0	0	0	20	0	20
120066/FO/2018	162 Bury Old Road	Not started	Full Permission	0	0	1	0	0	0	1	0	1
116255/FO/2017	35 Turner Street/40 Back Turner Street	Not started	Full Permission	0	0	4	0	0	0	4	0	4
118980/FO/2018	261 Barlow Moor Road	Not started	Full Permission	0	0	1	0	0	0	1	0	1
120182/FO/2018	197 Palatine Road Manchester M20 2UN	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119331/FO/2018	Land At Godley Close And Parkhouse Street Manchester	Not started	Full Permission	0	0	8	0	0	0	8	0	8
120528/FO/2018	Land Adjacent To 1 Lexton Avenue Manchester M8 4GZ	Not started	Full Permission	0	0	1	0	0	0	1	0	1
120275/P3OPA/2018	2 Kingslea Road Manchester M20 4UA	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119968/FO/2018	Land Off Maple Grove Manchester M40 3RF	Not started	Full Permission	0	0	4	0	0	0	4	0	4
117966/FO/2017	86 Cross Street Manchester M2 4LA	Not started	Full Permission	0	0	8	0	0	0	8	0	8
120099/FO/2018	56 Shudehill Manchester M4 4AA	Not started	Full Permission	0	0	10	0	0	0	10	0	10

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119874/FO/2018	9 Plymouth Grove West	Not started	Full Permission	0	0	4	0	0	0	4	0	4
120258/FO/2018	Light Alders Farm Boothroyden Road Manchester M9 0SE	Not started	Full Permission	0	1	0	0	0	0	1	0	1
119450/FO/2018	The Old House At Home 73 Burton Road Manchester M20 1HB	Not started	Full Permission	0	0	12	0	0	0	12	0	12
120840/FO/2018	516 Wilmslow Road Manchester M20 4BS	Not started	Full Permission	0	0	4	0	0	0	4	0	4
120324/FO/2018	The Stock Exchange 4 Norfolk Street Manchester M2 1DW	Not started	Full Permission	0	0	1	0	0	0	1	0	1
120896/FO/2018	MMU Birley Fields - Plot E, Stretford Road (STUDENT)	Not started	Full Permission	0	0	0	196	0	0	196	0	196
119497/FO/2018	Yewtree Lane (Former Corporation Yard Site)	Not started	Full Permission	0	0	14	0	0	0	14	0	14
117470/FO/2017	39 Mason Street, Ancoats	Not started	Full Permission	0	0	14	0	0	0	14	0	14
116753/FO/2017	318 Barlow Moor Road Manchester M21 8AY	Not started	Full Permission	0	0	4	0	0	0	4	0	4
120737/FO/2018	114 Old Lansdowne Road Manchester M20 2NY	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119597/FO/2018	715 Moston Lane	Not started	Full Permission	0	0	-1	0	0	0	-1	0	-1
121232/P3OPA/2018	Apex House 266 Moseley Road Manchester M19 2LH	Not started	Full Permission	0	0	24	0	0	0	24	0	24
120888/FO/2018	Former St John Fisher And Thomas More Catholic Church Woodhouse Lane	Not started	Full Permission	0	0	18	0	0	0	18	0	18
120675/FO/2018	378-380 Cheetham Hill Road	Not started	Full Permission	0	0	4	0	0	0	4	0	4

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121327/P3OPA/2018	68 - 70 High Street And 2 Turner Street Manchester M4 1ES	Not started	Full Permission	0	0	11	0	0	0	11	0	11
120992/FO/2018	Land Adjacent To 36 Cecil Road	Not started	Full Permission	0	0	2	0	0	0	2	0	2
119731/FO/2018	32-40 Oldham Road (former Cheshire Cheese pub)	Not started	Full Permission	0	0	38	0	0	0	38	0	38
118303/FO/2017	Former Bulls Head Pub, Chester Road / Cleworth Street	Not started	Full Permission	0	0	27	0	0	0	27	0	27
121475/P3OPA/2018	Flat 216 The Box Works 4 Worsley Street Hulme	Not started	Full Permission	0	0	3	0	0	0	3	0	3
121390/FO/2018	19 Elm Road Manchester M20 6XD	Not started	Full Permission	0	0	1	0	0	0	1	0	1
121226/FU/2018	Tregenna, Portway Manchester M22 0EP	Not started	Full Permission	0	0	-1	0	0	0	-1	0	-1
120921/FO/2018	Existing Warehouse To The South Of Dundonald Road Manchester M20 6RU	Not started	Full Permission	0	0	1	0	0	0	1	0	1
120891/FO/2018	492-494 Claremont Road	Not started	Full Permission	0	0	0	7	0	0	7	0	7
117411/FO/2017	Site Adjacent And To The South Of 786 Stockport Road	Not started	Full Permission	0	0	24	0	0	0	24	0	24
121280/FO/2018	8 Gawsorth Avenue Manchester M20 5NF	Not started	Full Permission	0	0	-1	0	0	0	-1	0	-1
121115/FO/2018	353 Claremont Road Manchester M14 7NB	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119090/FO/2018	2 Poland Street Manchester M4 6BR	Not started	Full Permission	0	0	8	0	0	0	8	0	8
120559/FO/2018	St Josephs Home 52 Plymouth Grove West	Not started	Full Permission	0	0	-2	0	0	0	-2	0	-2

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121419/FO/2018	3 Colliery Street Bradford Manchester M11 2AW	Not started	Full Permission	0	0	1	0	0	0	1	0	1
121186/FO/2018	Parkway Gate, 50 Chester Street	Not started	Full Permission	0	0	4	0	0	0	4	0	4
111151/FO/2016	43 Tib Street Ancoats	Not started	Full Permission	0	0	2	0	0	0	2	0	2
121849/FO/2018	89 School Lane Manchester M20 6WN	Not started	Full Permission	0	0	1	0	0	0	1	0	1
121740/P3OPA/2018	5 -7, 9-11, And 15-17 Chapel Walks	Not started	Full Permission	0	0	11	0	0	0	11	0	11
120815/FO/2018	Land Adjacent To 166 Manley Road	Not started	Full Permission	0	0	1	0	0	0	1	0	1
121567/FO/2018	Vacant Plot Of Land Adjacent To 23 And 29 Button Lane	Not started	Full Permission	0	0	2	0	0	0	2	0	2
121628/P3OPA/2018	108 Timber Wharf 32 Worsley Street Hulme	Not started	Full Permission	0	0	1	0	0	0	1	0	1
121401/FO/2018	Holland Street (Area 6)	Not started	Full Permission	0	0	0	57	0	0	57	0	57
121936/FO/2018	Unit 2 8 Loom Street	Not started	Full Permission	0	0	1	0	0	0	1	0	1
122083/P3OPA/2018	3 Broughton Street	Not started	Full Permission	0	0	4	0	0	0	4	0	4
122031/P3OPA/2018	13 Stanley Street Cheetham	Not started	Full Permission	0	0	7	0	0	0	7	0	7
122293/P3OPA/2019	Front ground floor, 15 - 19 Stanley Street Cheetham	Not started	Full Permission	0	0	10	0	0	0	10	0	10
122302/P3PPA/2019	Rear ground floor, 15-19 Stanley Street Cheetham	Not started	Full Permission	0	0	7	0	0	0	7	0	7

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121978/FO/2018	645 Wilmslow Road Manchester M20 6BA	Not started	Full Permission	0	0	4	0	0	0	4	0	4
121142/FO/2018	Allen Hall 281 Wilmslow Road (STUDENT)	Not started	Full Permission	0	0	33	0	0	0	33	0	33
119460/FO/2018	16A Albert Road	Not started	Full Permission	0	0	4	0	0	0	4	0	4
117415/FO/2017	26-28 Princess Street	Not started	Full Permission	0	0	-3	0	0	0	-3	0	-3
121537/FO/2018	Land Bounded By Pottery Lane, Gorton Lane, Belle Vue Street And Polesworth Close	Not started	Full Permission	0	0	115	0	0	0	115	0	115
121156/FO/2018	Land At Constable Street Manchester M18 8QQ	Not started	Full Permission	0	5	0	0	0	0	5	0	5
122076/FO/2018	41 Manor Drive Manchester M21 7QG	Not started	Full Permission	0	0	1	0	0	0	1	0	1
122096/P3OPA/2018	293 Palatine Road Manchester M22 4HH	Not started	Full Permission	0	0	2	0	0	0	2	0	2
122539/FO/2019	Flat 8 Needham Hall 2 Dundreggan Gardens	Not started	Full Permission	0	0	1	0	0	0	1	0	1
119951/FO/2018	10 Whitechapel Street Manchester M20 6UB	Not started	Full Permission	0	0	1	0	0	0	1	0	1
118202/FO/2017	29 Clothorn Road	Not started	Full Permission	0	0	8	0	0	0	8	0	8
117204/FO/2017	1 Old Broadway Manchester M20 3DH	Not started	Full Permission	0	0	1	0	0	0	1	0	1
116712/FO/2017	2-4 Athol Road Manchester M16 8QN	Not started	Full Permission	0	0	2	0	0	0	2	0	2
120854/FO/2018	65 Manley Road	Not started	Full Permission	0	0	2	0	0	0	2	0	2

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122465/FO/2019	Goodwood Lodge 22 Russell Road	Not started	Full Permission	0	0	5	0	0	0	5	0	5
121997/FO/2018	Good Shepherd Convent 114 Chain Road	Not started	Full Permission	0	0	6	0	0	0	6	0	6
120149/FO/2018	Car Park Between 57 And 59 Ducie Street	Not started	Full Permission	0	0	0	41	0	0	41	0	41
118294/FO/2017	13 Oaker Avenue	Not started	Full Permission	0	0	2	0	0	0	2	0	2
118267/FO/2017	Land between Echo St, Granby Row, Vimto Gardens And Railway Viaduct (partly STUDENT)	Not started	Full Permission	0	0	0	0	321	0	321	0	321
<b>Sub-total - units on sites not started but with full permission</b>										4734		
111612/OO/2016/N2	23 Cronshaw Street Levenshulme	Not started	Outline Permission	0	1	0	0	0	0	1	0	1
113422/OO/2016	Land Between 91 & 121 Factory Lane To The Rear Of 154-174 Waterloo Street	Not started	Outline Permission	0	0	0	0	0	3	3	0	3
101700/OO/2013/N1	103 Queens Road Cheetham	Not started	Outline Permission	0	9	0	0	0	0	9	0	9
115658/OO/2017	Vacant Land Between 51 And 57 Heathbank Road	Not started	Outline Permission	0	2	0	0	0	0	2	0	2
116823/OO/2017	Land Bounded By Talgarth Road, Kingsfold Avenue And Kirkwood Drive	Not started	Outline Permission	0	7	0	0	0	0	7	0	7
112641/OO/2016	Junction of Bamford St / Bank St	Not started	Outline Permission	0	0	0	0	0	14	14	0	14
119782/OO/2018	199-201 Mount Road Manchester M18 7GG	Not started	Outline Permission	0	0	5	0	0	0	5	0	5

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120843/00/2018	72-86 Egerton Road North Manchester M16 0BZ	Not started	Outline Permission	0	0	6	0	0	0	6	0	6
119180/00/2018	367 Wilmslow Road Manchester M14 6AH	Not started	Outline Permission	0	0	7	0	0	0	7	0	7
<b>Sub-total - units on sites not started but with outline permission</b>										54		
Anco_Cap_109	Bengal Street	Not started	Not permissioned	0	0	0	0	75	0	75	0	75
Harp_Cap_043	Blackley Park Road	Not started	Not permissioned	0	0	0	0	0	12	12	26	38
Mile_Cap_036	Silk Street, Newton Heath	Not started	Not permissioned	0	0	0	75	0	0	75	0	75
Harp_Cap_029	Winston Road	Not started	Not permissioned	0	0	13	0	0	0	13	31	44
Chor_Cap_030	Chorlton District Centre	Not started	Not permissioned	0	0	0	0	50	83	133	217	350
Ardw_Cap_102	Hostel Site, Downing Street	Not started	Not permissioned	0	0	32	0	0	0	32	0	32
CC_Cap_005	Trinity Islands (St John's Masterplan)	Not started	Not permissioned	0	0	0	0	0	486	486	904	1390
CC_Cap_007	Mayfield Development Area	Not started	Not permissioned	0	0	0	0	0	150	150	1150	1300
Gort_N_Cap_026	Belle Vue Stadium site	Not started	Not permissioned	0	0	0	0	0	42	42	205	247
Chee_Cap_084	Mirabel Street	Not started	Not permissioned	0	0	0	0	0	129	129	0	129
Harp_Cap_001	Golden Lion, Harpurhey	Not started	Not permissioned	0	0	0	0	0	9	9	25	34
Gort_S_Cap_400	Levenshulme Swimming Pool	Not started	Not permissioned	0	0	0	0	0	10	10	20	30



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Chor_Cap_401	Chorlton Baths	Not started	Not permitted	0	0	32	0	0	0	32	0	32
Mile_Cap_001	Remaining Miles Platting Neighbourhood, M40	Not started	Not permitted	0	0	0	31	92	128	251	0	251
Anco_Cap_711	Eccleshall Street	Not started	Not permitted	0	0	0	0	0	100	100	500	600
Harp_Cap_703	Pleasant Street / Rochdale Road	Not started	Not permitted	0	0	0	0	0	6	6	14	20
Nort_Cap_701	Oakwood Lodge Day Centre EXTRA CARE	Not started	Not permitted	0	0	0	0	0	80	80	0	80
CC_Cap_715	Shudehill	Not started	Not permitted	0	0	0	0	0	175	175	0	175
CC_Cap_716	High Street	Not started	Not permitted	0	0	0	0	0	361	361	0	361
Whal_Cap_703	Former hospital, Whalley Road	Not started	Not permitted	0	0	0	89	0	0	89	0	89
CC_Cap_806	Tom Garner site (Plot B - Great Jackson Street MP)	Not started	Not permitted	0	0	0	0	278	0	278	0	278
Mile_Cap_800	Sites adjacent to Miles Platting JSC	Not started	Not permitted	0	0	0	0	26	25	51	25	76
CC_Cap_816	Mindel House & 11 Bloom Street	Not started	Not permitted	0	0	0	80	0	0	80	0	80
CC_Cap_901	11 St James's Square, John Dalton Street	Not started	Not permitted	0	0	0	60	0	0	60	0	60
Anco_Cap_901	Spear Street	Not started	Not permitted	0	0	11	0	0	0	11	0	11
Chee_Cap_900	New Town (Northern Gateway)	Not started	Not permitted	0	0	0	0	0	200	200	1800	2000

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Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
CC_Cap_905	Great Jackson Street Plot E	Not started	Not permitted	0	0	0	0	399	0	399	0	399
Char_Cap_043	Broadmoss Centre	Not started	Not permitted	0	0	24	0	0	0	24	0	24
Hulm_Cap_1000	Arundel Street	Not started	Not permitted	0	0	0	0	355	0	355	0	355
Rush_Cap_1000	Former Hardy's Well pub, Wilmslow Road	Not started	Not permitted	0	0	35	0	0	0	35	0	35
Gort_N_Cap_1000	St George's Rectory	Not started	Not permitted	0	0	0	0	12	0	12	0	12
Hulm1900	Gallery Gardens	Not started	Not permitted	0	0	0	0	324	0	324	0	324
Dean1901	58 - 66 King Street (upper floors)	Not started	Not permitted	0	0	20	0	0	0	20	0	20
Anco1900	Ancoats Dispensary, Old Mill Street	Not started	Not permitted	0	0	0	28	0	0	28	0	28
Mile1900	Flash Street, Newton Heath	Not started	Not permitted	0	0	22	0	0	0	22	0	22
Ardw1900	Park Court 2 Swinton Grove	Not started	Not permitted	0	0	0	12	0	0	12	0	12
Dean1902	11 Duke Street	Not started	Not permitted	0	0	18	0	0	0	18	0	18
Dean1903	Equitable Building, 28 St Ann's Square	Not started	Not permitted	0	0	0	23	0	0	23	0	23
Dean1904	Hotspur Press 2 Gloucester Street	Not started	Not permitted	0	0	0	0	171	0	171	0	171
Picc1900	Back Turner Street	Not started	Not permitted	0	0	0	0	65	0	65	0	65

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Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
Anco1901	Stubbs Mews (Guest St / Carruthers St)	Not started	Not permitted	0	0	18	0	0	0	18	0	18
DidsW1900	The Limes 816 Wilmslow Road	Not started	Not permitted	0	0	19	0	0	0	19	0	19
Old1900	402-404 Wilmslow Road	Not started	Not permitted	0	0	0	28	0	0	28	0	28
Nort1900	351 Palatine Road Northenden	Not started	Not permitted	0	0	16	0	0	0	16	0	16
Bagu1900	Black Boy Hotel Bowland Road	Not started	Not permitted	0	0	15	0	0	0	15	0	15
Ardw1901	328-336 Stockport Road	Not started	Not permitted	0	0	0	0	96	0	96	0	96
Picc1901	Swan House Swan Street	Not started	Not permitted	0	0	0	0	0	373	373	0	373
Picc1902	Victoria House (Portugal Street East Plot E)	Not started	Not permitted	0	0	0	0	158	0	158	0	158
Picc1903	Rammon House (Portugal Street East Plot A)	Not started	Not permitted	0	0	0	340	0	0	340	0	340
Clay1901	Edge La Business Ctr, Fairfield Rd, Hr Openshw	Not started	Not permitted	0	0	0	0	0	70	70	130	200
Ardw1902	West Gorton Masterplan additional units	Not started	Not permitted	0	0	16	16	0	0	32	0	32
Ardw1903	West Gorton Masterplan additional units	Not started	Not permitted	0	0	16	16	0	0	32	0	32
Hulm1902	Church Inn, 84 Cambridge Street (STUDENT)	Not started	Not permitted	0	0	0	0	0	40	40	0	40
Dean1906	Student Castle 2 - Gt Marlborough Street/Hulme St (STUDENT)	Not started	Not permitted	0	0	0	0	0	340	340	0	340

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Site Reference	Site Address	Construction Status	Planning Status	Built by 31 March 2019	2019/20	2020/21	2021/22	2022/23	2023/24	5 Year total	Post 2024	Scheme Total
Gort1900	Leach Street / Crossley Street	Not started	Not permitted	0	0	0	45	0	0	45	0	45
<b>Sub-total - units on sites not started and without permission</b>										6070		
<b>Total number of units expected to be delivered in the next 5 years</b>										23544		