

Appendix 1 - Approved Frameworks List

City Centre

Title	Description	Date	Development Status
Ancoats & New Islington Neighbourhood Development Framework (NDF) and Poland Street Zone NDF	<p>A key strategic regeneration priority for the city guiding a phased programme of regeneration that has coordinated the delivery of significant residential, retail, and commercial development.</p> <p>Further development is planned which will deliver 4,500 new homes between the City Centre and the Etihad Campus in east Manchester.</p>	<p><u>A&NI</u> Approved 2016</p> <p><u>Poland Street Zone</u> Approved 2020</p>	<p>Major phases complete.</p> <p>Further commercial & residential development on site</p>
Aytoun Street (Kampus)	<p>Development creating a vibrant and creative mixed-use neighbourhood which has delivered:</p> <ul style="list-style-type: none"> • 533 new apartments • A mix of retail & leisure amenities. • Enhanced connectivity with Piccadilly and Mayfield. • Public realm investment delivering new public streets and squares. 	Approved 2015	Fully developed
Central Retail Park	A desirable commercially led district on the site of a former retail park. The	Approved 2020	Pre-Planning

	<p>vision details the potential to deliver:</p> <ul style="list-style-type: none"> • Circa 1 million sq. ft. of new workspace/offices. • Accommodate circa 10,000 jobs. • Create appropriate public realm and active travel connections. 		
First Street	<p>The delivery of a phased programme of regeneration with the vision to create a mixed-use neighbourhood which provides:</p> <ul style="list-style-type: none"> • A new cultural facility, HOME • 2.6m sq. ft. of new commercial space • 1.2m sq. ft. of office space, retail, leisure • A 4-star hotel space 500,000 sq. ft. • A mix of new residential development 	<p><u>Original</u> Approved 2010</p> <p><u>Refresh</u> Approved 2012 2015 2018 2020</p>	<p>Major phases complete.</p> <p>Further commercial & residential development on site</p>
Former BBC Site, Oxford Road (Circle Square)	<p>Development of a four-hectare commercially led mixed use neighbourhood within the Oxford Road Corridor with the aspiration to deliver:</p> <ul style="list-style-type: none"> • 2.25m sq. ft. of floor space 	Approved 2015	Major phases complete, final commercial plot currently on site

	<p>comprising 1.34m sq. ft. of commercial space.</p> <ul style="list-style-type: none"> • 650 new apartments • A mix of retail and leisure amenities • A new hotel and multi-storey car park 		
Former Boddington's Brewery Site	<p>The redevelopment of the former Boddington's Brewery occupied site.</p> <p>The framework set out the opportunities to create mixed use development at this gateway to the city centre from North Manchester. This Scope included:</p> <ul style="list-style-type: none"> • New of residential accommodation • A mix of commercial space and retail amenities • Improved connections with Victoria station and the wider city centre from the north • £140 million brand new Manchester College City Campus • New hotel accommodation 	<p><u>Original</u> Approved 2015</p> <p><u>Refresh</u> Approved 2019</p>	Initial phases complete, further development on site and in pipeline.
Great Ducie Street	The Great Ducie Street SRF sets out	Approved 2018	No development yet, brought forward outside of

	<p>the vision and objectives for the development and regeneration of the Great Ducie Street area in Manchester City Centre. This framework sets out the opportunity to create a mixed-use neighbourhood with a strong sense of place and community, building on the existing commercial base and introducing new opportunities for education, housing, leisure, and culture whilst enhancing the connectivity and accessibility of the area.</p>		Former Boddington's Brewery Site.
Great Jackson Street	<p>Residential led development that is transforming Manchester's skyline.</p> <p>The initial phase of development has already delivered 2,600 new homes alongside a mix of retail and leisure amenities. When complete the site collectively will provide:</p> <ul style="list-style-type: none"> • 7,000 new homes. • New City Centre green space • A primary educational facility • A new healthcare facility 	<p><u>Original</u> Approved 2015</p> <p><u>Refresh</u> Approved 2018</p>	Initial phases complete, further residential on site and in pipeline.

	<ul style="list-style-type: none"> • A mix of retail outlets, cafes, and restaurants. 		
Great Northern Warehouse	<p>The Great Northern complex is a major 4.5-hectare site, in a prime location. The SRF outlines the opportunity to redevelop the Grade II* Listed Great Northern Warehouse to facilitate the delivery of:</p> <ul style="list-style-type: none"> • A mix of 746 new homes • 150,000 sq. ft. of flexible commercial space • An enhanced retail and leisure offer • Improved public realm and new pedestrian routes. 	<p><u>Original</u> Approved 2017</p> <p><u>Refresh</u> Approved 2019</p>	<p>Planning Approved</p> <p>Planned start 2024</p>
Jacksons Row / Bootle Street (St Michaels)	<p>Located between Albert Square and Deansgate and encompassing the former Bootle Street Police Station.</p> <p>The SRF captured the aspiration to deliver:</p> <ul style="list-style-type: none"> • 160,000 sq. ft. of grade A office space, • 40,000sqft of new F&B accommodation • 188 residential units • A 190-bed full service 5-star 	<p>Approved 2015</p>	<p>First phase on site</p>

	hotel with new public realm.		
Knott Mill	<p>An area which has a distinctive sense of place and unique architectural and historical characteristics.</p> <p>The framework set out a sensitive approach to development within the area which has the potential to deliver:</p> <ul style="list-style-type: none"> • 230,000 sq. ft. of new commercial floorspace • 750 new jobs • 150 new homes 	Approved 2019	Initial phases of development underway
Manchester Science Park	The original SRF and subsequent refreshes have guided development activity at Manchester Science Park that supports the area's enhancement as a key interface between science, research, academia, and business.	<p><u>Original</u> Approved 2014</p> <p><u>Refresh</u> Approved 2019 Approved 2022</p>	Initial phases complete, further development on site and in pipeline.
Mayfield	<p>The SRF for the site details the ambition to create a new neighbourhood comprising:</p> <ul style="list-style-type: none"> • 1,500 new homes • 2.3 million sq. ft of high-quality commercial spaces including office, retail, and leisure opportunities. 	<p><u>Original</u> Approved 2010</p> <p><u>Refresh</u> Approved 2014 Approved 2028</p>	Initial phase Mayfield Park complete, with further development on site and in pipeline.

	<ul style="list-style-type: none"> • The potential for up to 10,000 new jobs. • New hotel accommodation • 6.5-acre Mayfield Park 		
New Cross	<p>The New Cross NDF sets out the ambition to create a vibrant residential led neighbourhood, located between Oldham Road and Rochdale Road, which delivers circa 2000 new homes, a mix of hotel accommodation and new public realm and connections improving the activation of Rochdale Road and links into the city centre. The Victoria North SRF, approved in 2019, has since replaced all elements of the New Cross NDF save for the Development Framework and Principles relating to Zone A and all elements of the New Cross Public Realm Strategy (2017) which have been retained.</p>	<p><u>Original</u> Approved 2015</p> <p><u>Refresh</u> Approved 2016</p> <p><u>Public Realm Strategy</u> Approved 2017</p>	<p>Major phases complete including hotels, apartments, conversions/refurbishments . Further phases of development in pipeline.</p>
NOMA	<p>Guided by a Strategic Regeneration Framework, development has seen the rejuvenation of the historic Co-operative Group Estate.</p> <p>When complete the major programme of</p>	<p><u>Original</u> Approved 2010</p> <p><u>Refresh</u> Approved 2016 2020</p>	<p>Initial phases complete, further development on site and in pipeline.</p>

	<p>regeneration at NOMA will deliver:</p> <ul style="list-style-type: none"> • A total of 4 million sq. ft. of new and refurbished office space • 15,000 new jobs in the city • 1m sq. ft. of residential accommodation • 400,000 sq. ft. of leisure and retail units 		
ID Manchester (North Campus)	<p>The 26-acre, University of Manchester owned site represents the opportunity to create a world-class community for innovation, collaboration, and enterprise.</p> <p>The SRF captures the potential to create:</p> <ul style="list-style-type: none"> • Over 6000 new jobs. • 3.5 million sq. ft. of mixed-use space, including innovation led commercial spaces. • 3 acres of high-quality public realm 	<p><u>Original</u> Approved 2019</p> <p><u>Refresh</u> Currently being updated</p>	Currently refreshing SRF prior to development of detailed planning applications.
Oxford Road Corridor	The Oxford Road Corridor is Manchester's innovation district, covering one square mile, leading south from the City Centre.	<p><u>Original</u> Approved 2018</p> <p><u>Refresh</u> Approved 2019</p>	Initial phases complete, further development on site and in pipeline.

	<p>The Oxford Road Corridor contains 50% of the region's key innovation assets, with specialisms in life sciences and digital technology.</p> <p>Due to the area's unique make up, with two major universities, and Europe's largest clinical academic campus, a strategic framework provides guidance on the development principles and aspirations for the area. This links to other approved SRFs for sites which fall within the Oxford Road Corridor including ID Manchester, MSP and Circle Square.</p>		
Piccadilly	<p>Manchester Piccadilly represents one of the largest development opportunities in the UK and has the potential to make a significant impact on both the growth of the local, regional, and national economy. The SRF sets out the scope to deliver:</p> <ul style="list-style-type: none"> • 40,000 new jobs • 13,000 new homes • 9 million sq. ft of new commercial development. • A new fully integrated 	<p><u>Original</u> 2014</p> <p><u>Refreshed</u> 2018</p>	<p>Development delivered, underway and in the pipeline at Mayfield, Portugal St East & Piccadilly Basin.</p> <p>Development activity within Piccadilly Central linked to HS2 programme.</p>

	transport hub aligned with the delivery of major rail investment including HS2 and NPR.		
Piccadilly Basin	Mixed Use SRF comprising residential and commercial development alongside a network of high-quality public spaces linking with neighbourhoods including Ancoats, New Islington and New Cross.	Approved 2016	First phase of development delivered with a further phase in the pipeline.
Portland Street	<p>A mixed-use scheme covering four distinct plots adjacent to Manchester's Gay Village.</p> <p>The framework set out how a phased approach to regeneration could provide a mix of uses driven by hotel accommodation, office floorspace and new retail and leisure spaces at street level.</p>	Approved 2018	First phase of development complete (2 hotels) with a further phase in the pipeline.
Portugal Street East	<p>Residential led development close to Piccadilly Station. The SRF for the site details a scheme which will deliver:</p> <ul style="list-style-type: none"> • A new public park and comprehensive public realm scheme with connectivity to a new urban 	Approved 2017	Initial phase complete, further phases currently on site and in development pipeline.

	<p>square via pedestrian and cycle links.</p> <ul style="list-style-type: none"> • 275 bed 14 storey hotel • c. 1100 apartments • New amenity space • Retail and leisure use to activate the ground floor. 		
Ramada Complex	<p>Historically occupied by the Renaissance Hotel the area represented a longstanding strategic regeneration priority for Manchester City Council. Regeneration of the site will see the delivery of a mixed-use scheme offering:</p> <ul style="list-style-type: none"> • A new 203 bed, 4-star Treehouse Hotel • 320 new homes • 40,000 sq. ft of commercial office space • 660 jobs created. 	Approved 2019	Development of hotel & office on site. Residential to follow.
Spinningfields	<p>One of the largest recent regeneration projects in the country, guided by a framework, Spinningfields is now a major commercial district, which also provides a leisure destinations and residential offer. The site is now fully complete providing:</p>		Fully developed

	<ul style="list-style-type: none"> • Over 3.5m sq. ft. of Grade A office space • 450 residential apartments • 4 new public squares • 165 commercial organisations • Significant retail outlets, bars and restaurants, • Civic usage through the Civil Justice Centre, Magistrates and Crown Court. 		
St Mary's Parsonage	Developed in collaboration with a number of the major landowners within the area, the SRF sets out the overarching vision for the neighbourhood as a commercially led, mixed-use district, set around high-quality public spaces.	<u>Approved</u> 2020	First phases of development currently on site
St Johns	<p>The £1bn development of the 13-acre former ITV Granada site is being delivered by Manchester Quays Ltd (MQL), a partnership between Manchester City Council and Allied London. When complete the area will house:</p> <ul style="list-style-type: none"> • Enterprise City, the commercial area of St John's, providing a mix 	<u>Original</u> Approved 2014 <u>Refresh</u> Approved 2016	Development on site

	of flexible workspace <ul style="list-style-type: none"> • The Factory Manchester • A 179 bed hotel • A mix of residential accommodation • Up to 10,000 new employment opportunities 		
Water Street	The aspiration for Water Street is to provide a high-quality, high-density residential-led scheme, within a high-quality environment that embraces and integrates with the river and connects to the rest of the city centre, including the neighbouring St John's regeneration area. The Water Street SRF is due to be updated later in 2023.	<u>Original</u> Approved 2010 <u>Refresh</u> Approved 2016	The Water Street SRF is due to be updated later in 2023. Development not yet started.

Non-City Centre

Title	Description	Date	Development Status
Ardwick Green NDF	The NDF was prepared in recognition of development momentum pushing out to this area. The aspiration of the NDF is for improved social, environmental and economic outcomes from well-designed developments in the local context and a sense of place, whilst protecting and enhancing the	Approved 2021	Limited MCC role other than through Planning. The NDF can be used a material consideration for the Council as Local Planning Authority.

	<p>qualities of the local community. It includes targeted objectives that could improve the liveability, functionality, design and connectivity of Ardwick Green.</p>		
Christie Hospital Strategic Planning Framework	<p>Developed in conjunction with MCC, it provides a blueprint for the development of the Christie's Withington site over the next 15 years, including a Green Travel Plan.</p>	<p><u>Original</u> 2014</p> <p><u>Updated</u> 2019</p>	<p>Development has been delivered, with the Paterson cancer research centre opening this year.</p>
Eastlands	<p>The SRF was developed to guide the wide-ranging activities emerging from the Etihad Campus and to capture significant development opportunities in Openshaw West and Beswick.</p> <p>Refreshed in 2017 to encourage further investment into the Etihad Campus and guide the next phase of commercial and associated development. With an expansion along the Ashton Canal corridor to connect the with the eastward expansion of the city centre.</p> <p>Further updated in 2019 to reflect anticipated proposals in line with emerging Etihad campus vision for an entertainment district.</p>	<p><u>Original</u> Approved 2011</p> <p><u>Refresh</u> Approved 2017</p>	<p>Initial phases now complete and further phases now on site.</p> <p>Arena approved and on site – opening April 2024.</p> <p>Etihad Stadium - North Stand development recommended for approval by the Planning committee</p>
Gorton (NDF)	<p>The NDF provides a guide to future regeneration and development in Gorton, including new homes, improved public realm, and a proposed new public square adjacent to the existing market hall.</p>	<p>Approved January 2023</p>	<p>Public square is a Shared Prosperity Fund (SPF) project. Options for delivery of new homes</p>

			under consideration.
Manchester Airport Sustainable Development Plan	Sets out the strategic context for the long-term development of Manchester Airport, including surface access, land use, community and environment.	Published 2016, building on the 2007 Masterplan	
Moston Lane (NDF)	The draft NDF comprising residential and commercial development complemented by environmental improvements and public square.	N/A	Draft – going to Executive Oct '23
North Manchester Health Campus SRF	SRF to support the proposed redevelopment of the existing North Manchester General Hospital site in Crumpsall. This SRF sets out the guiding principles through which this transformational development programme will affect generational change for the North Manchester community, creating new jobs, developing skills, promoting healthy lifestyles, and contributing to a zero-carbon environment for the benefit of adjacent local communities and beyond.	Approved 2021	Enabling works on-going, including completion of new MSCP. North View mental health facility under construction.
Strangeways and Cambridge SRF	The proposed SRF will build upon the current Former Boddington Brewery Site and Great Ducie Street SRFs, concluding the strategic direction required for this area of Manchester. In addition, the SRF will also include the neighbouring area of Cambridge, Salford.	N/A	Consultant team to be appointed Sep '23
Victoria North (formerly Northern Gateway) SRF	The SRF presents a Vision, Core Objectives and a Development Framework to guide the future regeneration	Approved 2019	First 80 homes completed; 908 under construction;

	<p>of the 155-hectare Victoria North area, targeting 15,000 homes. It is used to guide and co-ordinate future development activity brought forward by the JV (with FEC), and any proposals by 3rd parties.</p> <p>It replaces earlier frameworks for Collyhurst (2014), Lower Irk Valley (2016) and New Cross (2015/16) save for the Development Framework & Principles for Zone A and the Public Realm Framework (2017) which will be retained.</p>		further 4,800 approved.
Withington Village Framework	Sets out a vision to 2030 for the district centre, along with spatial principles and a number of potential projects for delivery. This informed the subsequent Levelling Up bid.	Approved 2021	Public realm works being delivered by SPF funding.
Wythenshawe (NDF)	The framework sets proposals for new workspace, new public realm, a mobility hub, and 1,500 new homes.	Approved January 2023	Procurement of JV partner underway.
Wythenshawe Hospital Campus SRF	SRF to support the development of the Hospital Campus as a sustainable health village over a 10 to 15 years period, enhancing the Hospital Campus site by diversifying uses to include complementary commercial, leisure and retail set within a high quality, greener public realm.	Approved March 2021	Redevelopment plans being progressed by MFT and Bruntwood