



Planning Statement – Residential Development

Renaissance, Deansgate

October 2021

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For and on behalf of Avison Young (UK) Limited

1. Introduction

1.1 This Planning Statement has been prepared by Avison Young ('AY') on behalf of the Applicant, Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG), in support of an application for full planning permission and a separate application for listed building consent submitted to Manchester City Council ('the Council') for the residential element of the wider masterplan proposals for a high quality, mixed-use development at the Renaissance Hotel complex, Deansgate.

1.2 The full description of development for the planning application as stated on the application form is:

"Full planning application for the erection of a part ground + 13 storey, part ground + 26 storey building to form 300 no. residential apartments and ground floor retail/ leisure floorspace (Class E/ Sui Generis), together with private amenity space for residents, new public realm including riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis), new landscaping, parking, servicing, supporting infrastructure and associated works."

1.3 There are no heritage assets within the Application Site, but it is close to conservation areas and a number of listed buildings. Therefore, in determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings.¹ The setting of conservation areas is not protected by primary legislation; the National Planning Policy Framework 2019 (NPPF) does however state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

1.4 Works are proposed to an existing retaining wall connected to the grade II listed Victoria Bridge and steps are proposed up to Victoria Bridge Street as part of the riverside walkway. Given the adjacency of the listed structure an application for listed building consent for these works is also being submitted.

1.5 The site forms part of the wider Renaissance Hotel complex that is the last remaining undeveloped site within the 1999 City Centre Masterplan and has long been a strategic regeneration objective of Manchester City Council (MCC). SCG and PAG propose the comprehensive transformation of this wider site into a high-quality mixed use destination, with various planning applications being submitted to MCC for approval pursuant to an overall illustrative masterplan. The proposals subject to this particular application are crucial to the overall vision for this strategically important site and

¹ s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

form the third and final, major application submitted to MCC as part of the overall masterplan (discussed further below).

- 1.6 The application site extends to approximately 0.35 hectares and forms part of the Renaissance complex, which is located at the northern end of Deansgate in Manchester City Centre. The wider site fronts onto Deansgate, Blackfriars Street, and Victoria Bridge Streets, and the River Irwell.
- 1.7 The Renaissance complex currently comprises a vacant 15-storey, 203 bedroom hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which has been vacant for a significant number of years.
- 1.8 This particular application relates to the proposed development of a high quality landmark residential building on the northern-most area of the Renaissance complex, alongside extensive new public realm, following the consented partial demolition of Premier House which will clear the plot for development.
- 1.9 The extent of the application site is shown on the Location Plan submitted with the planning application.
- 1.10 SCG and PAG are like-minded partners that share a vision and commitment to deliver a stand-out development at the site of the Renaissance complex. The complementary skill sets and combined real estate experience, including Starwood Capital's unique track record and Property Alliance Group's City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester.

Holistic Masterplan Proposals

- 1.11 The joint venture (JV) is proposing a transformational, high-quality and deliverable scheme that will finally realise the potential of the wider Renaissance Complex site through redevelopment of existing buildings and new build development to deliver a new destination hotel, a flagship office building, and a landmark residential development, together with a new activated frontage to Deansgate including new retail units, engagement with the river, and new public realm.
- 1.12 A holistic illustrative masterplan for the wider site has been developed alongside key stakeholders for hotel, office and residential uses. Whilst the masterplan proposes the comprehensive redevelopment of the whole Renaissance Complex site, it is being brought forward under three separate planning applications for the main components of the masterplan. This approach has been informed by comprehensive pre-application discussions with MCC as local planning authority (LPA).

- 1.13 The wider holistic masterplan for the site aims to transform and regenerate the final piece of the City Council's City Centre Masterplan in a deliverable manner following several previous failed attempts. Most recently, this was in the form of a mixed use scheme in 2008, comprising 4 new buildings, the tallest at 35 storeys and a 2018 Strategic Regeneration Framework by MCC and Urban & Civic. Despite the efforts of well-respected developers, MCC officers, and Sir Howard Bernstein, the lack of activity over the last 20 years illustrates the complexities associated with bringing forward the meaningful regeneration of the site and all previous proposals for wholesale demolition and redevelopment have ultimately proven undeliverable.
- 1.14 The current masterplan proposals have taken a different approach to those that have failed in the past focusing on the part-retention and part-redevelopment of the wider site – one that the Applicants believe is the only way that this site can be realistically brought forward – and ultimately represents a deliverable scheme. Various planning applications are being submitted to MCC for approval pursuant to the overall illustrative masterplan, and the high quality residential and public realm proposals subject to this particular application are a crucial and fundamental part of ensuring the delivery of this strategically important site.
- 1.15 As well as ensuring deliverability, sustainability is also at the heart of the JV's approach to regenerating the site. In the UK, the construction industry accounts for 60% of all materials used, creates a third of all waste and generates 40% of all CO2 emissions. It is resource hungry and with reuse and repurposing forming only a small proportion of construction, the problem is perpetuated. According to DEFRA, of the 200 million tonnes of waste generated in Britain annually, 63% is construction debris, with 32% of construction waste being deemed unrecyclable and ending its life in landfill. The UK currently demolishes more than 50,000 buildings every year.
- 1.16 To help alleviate the climate emergency, it is important that buildings and development are now conceived in a very different way. The JV and its design team embrace the ethos of the Architects Journal "Retro First" initiative strapline "The greenest building is one that already exists". They are committed to sustainably responsible construction and believe these proposals are fully aligned to Manchester City Council's ambitious targets to become a zero carbon city by 2038. One of the key sustainability benefits of the masterplan is the approach to retention and re-use of some of the existing buildings on site, where appropriate, including the new hotel and parts of the existing Premier House office building. This will result in significant savings in embodied carbon versus demolition, for example, the retention and refurbishment of the hotel alone will result in a 39% saving in embodied carbon versus demolition and new build which is the equivalent of 462 + new residential homes, and this is before the application of other sustainability measures and a design that will

include the use of modern construction techniques and materials throughout, to create a high quality and energy efficient development.

1.17 The vision for the transformation of the wider Renaissance complex (including the residential development) can be summarised as follows, and it has been agreed that each component of the masterplan will be submitted as separate planning applications but under the umbrella of the wider illustrative vision:

1. Undertake the high quality redevelopment of the existing hotel building to reposition this as a market leading up-scale destination hotel. Working with Treehouse Hotels (the proposed operator), a high quality design has been prepared in line with their brand identity and their strong commitment to promoting sustainability. Planning permission has now been granted for this element of the masterplan (Ref: 130446/FO/2021).
2. Redevelopment of Premier House (following part demolition) into a revitalised high quality commercial workspace. Premier House has been vacant for a number of years, is an eyesore and detracts from the character of this part of the City Centre. The new building will deliver high quality workspace, will make an important contribution to the local economy, creating jobs and bringing new life to the area. Planning permission has now been granted for this element of the masterplan (Ref: 130935/FO/2021).
3. The northern area of the site will be cleared (through part-demolition of Premier House) to make way for an exciting and high quality residential development appropriate to its location. The joint venture is proposing a landmark residential building of real quality, with the introduction of active ground floor uses alongside new public realm and a new destination new riverside attraction. It is this element of the wider masterplan that the JV is seeking planning permission for as part of this application, and further details are contained in the following pages of this report.
4. As well as providing substantial new public realm within its land ownership, the JV also has ambitious public realm aspirations for the surrounding roads and is currently working with key stakeholders including MCC and TfGM to define the extent and form of the works and how it could be delivered. One of the key drivers for the masterplan is to completely transform the use of Deansgate from a 100+m dark and inactive frontage to a new pedestrian-focused public realm area with active frontages, spill out space, and generous circulation space and routes to the Cathedral and south down Deansgate. These illustrative proposals have been fully considered, however, they need the full buy-in of various stakeholders and so do not form part of this planning application. Approval for this element of the masterplan will come forward separately in the near future.

- 1.18 The joint venture is committed to changing the perceptions of this key site and its surrounds and to breathe new life into this part of the City Centre. The JV has already submitted initial enabling works applications to MCC to help facilitate the delivery of the wider masterplan. These include a prior approval application (Ref: 130049/DEM/2021) for the partial demolition of Premier House (now approved) which enables the residential development sought under this application to be developed on the northmost area of the site.

Residential Proposals

- 1.19 Whilst the JV's masterplan proposes the comprehensive redevelopment of the whole Renaissance complex site, it is being brought forward under separate planning applications.
- 1.20 This application is the third of the three major planning applications being brought forward by the JV for the redevelopment of the wider Renaissance Complex. It focuses on the final stage of the holistic masterplan proposals which will deliver for the residential element and new riverside public realm as part of the JV's wider masterplan proposals for high quality mixed-use development at the Renaissance hotel complex.
- 1.21 The proposals provide for a new, high quality residential development at ground + 26 storeys that will provide 300 residential units with ground floor retail/ leisure units, supported by high quality amenity space, including new riverside public realm with a new food and beverage offer, as well as riverside amenity space and communal and private roof terraces for new residents.'
- 1.22 The redevelopment of this site is key to the wider masterplan as the site has lain vacant for a number of years and currently detracts from the character of this area of the City Centre and the important surrounding heritage assets. The proposals will revitalise the existing site, following the partial demolition of Premier House and represent the key next step in building on the objectives enshrined in the approved strategic regeneration framework (SRF) that covers the redevelopment of the site (entitled the Ramada Complex SRF).
- 1.23 Whilst the purpose of this report is to cover the proposed residential development, its contents should be read in the context of the developing masterplan and the overall aspirations for the site. The proposals for the application site will transform this plot of land within Manchester, providing much needed new housing within the City Centre and this application represents a further significant financial investment by the Applicant as the next stage of their development proposals for the site. An overview of the proposals put forward by this planning application can be summarised as follows:

- High-quality, complete redevelopment of cleared site (following partial demolition of Premier House);
- Erection of part ground + 13 storey, part ground + 26 storey building;
- Provision of 300 residential units;
- New leisure/ food and beverage space;
- New first-class amenity space;
- New public realm/ landscaping to the River Irwell riverside and along the Deansgate frontage;
- New amenity space for residents to the west of the residential building;
- New car parking spaces (36 spaces); and,
- New servicing and supporting infrastructure.

Structure of Statement

1.24 The Planning Statement considers a range of principal matters to enable a thorough evaluation of the proposals against the relevant local and national planning policy framework. The statement is structured as follows:

- **Chapter 2** – describes the application site and the surrounding area, including any known environmental constraints and relevant planning history;
- **Chapter 3** – outlines the planning history at the site;
- **Chapter 4** – considers the regeneration context including any relevant Strategic Regeneration Frameworks;
- **Chapter 5** – describes the proposed development;
- **Chapter 6** – describes the community and stakeholder engagement exercise undertaken by the Applicant;
- **Chapter 7** – sets out the relevant planning policy framework and any material planning considerations;
- **Chapter 8** – appraises the development proposals more widely against the statutory Development Plan and other material considerations;
- **Chapter 9** – outlines the environmental and technical considerations present at the site;
- **Chapter 10** – summarises the scheme benefits;

- **Chapter 11** - sets out the main conclusions of this Planning Statement.

Supporting Material

- 1.25 The application is accompanied by a comprehensive suite of supporting technical reports, which has been prior agreed with the LPA. Some of this supporting material will additionally be submitted in support of the Listed Building Consent applied for simultaneously in connection with works to an existing retaining wall and new steps up to Victoria Bridge Street, as discussed in the paragraphs above.
- 1.26 A full voluntary Environmental Impact Assessment has been presented within the Environmental Statement as part of the suite of documentation submitted in support of this planning application. The form and content of the ES has been agreed following the submission of a detailed Scoping Report (dated June 2021) and the receipt of a formal Scoping Opinion (dated 20 August 2021) from MCC.
- 1.27 A list of the full suite of documentation submitted with this application, including the content of the Environmental Statement can be found below:

Documents

- Covering Letter;
- Application forms and certificates;
- Air Quality Assessment;
- Archaeology Assessment;
- Broadband Connectivity Assessment;
- Construction Management Plan;
- Crime Impact Statement;
- Daylight and Sunlight Assessment;
- Design and Access Statement, including:
 - o Servicing Strategy;
 - o Ventilation and Extraction Details;
 - o Waste Management Strategy;
- Ecology Appraisal, including:

- o Bat Activity Survey Report
- Environmental Statement including:
 - o Town and Visual Impact Assessment;
 - o Heritage;
 - o Wind;
 - o Socioeconomics;
 - o Health; and,
 - o Climate Change.
- Environmental Standards Statement, including:
 - o Circular Economy Statement;
- Fire Strategy/ Safety Assessment;
- Flood Risk Assessment, including:
 - o Drainage and SuDS Strategy;
- Local Labour Agreement;
- Noise Assessment;
- Planning Statement, including:
 - o Statement of Community Involvement;
 - o Affordable Housing Statement (included in Section 8);
 - o Blue and Green Infrastructure Statement (included in Section 8);
- Ground Conditions Report including:
 - o Phase I Geo-environmental Site Assessment;
 - o Phase II Geo-environmental Site Assessment
- Tall Buildings Statement;
- Transport Statement;
- Travel Plan;
- Tree Survey;
- TV Reception Study;

- Utility Statement;
- Viability Assessment; and,
- Water Safety Management Plan Pro-forma.

Drawings

- 1.28 The planning application is accompanied by a full suite of drawings in accordance with Manchester's validation criteria.

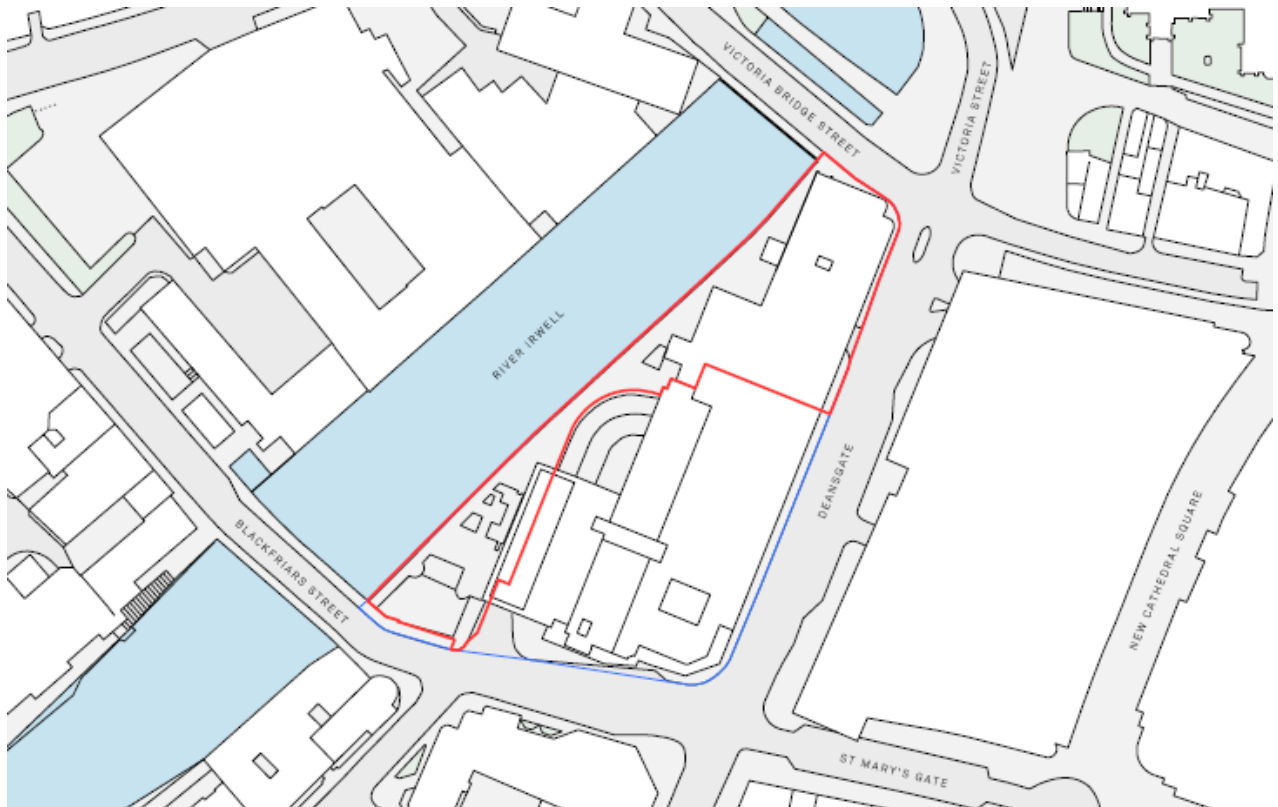
Summary

- 1.29 The application has been the subject of formal and comprehensive pre-application discussions with the City Council. The scope of supporting material was agreed with the local planning authority (LPA) prior to submission of the application. Discussions with officers also highlighted key matters to be addressed as part of the planning process. All such matters have been duly considered and assessed as part of the application submission.

2. Site and Surrounding Area

The Application Site

- 2.1 The site extends to approximately 0.35 hectares and forms part of the wider Renaissance hotel complex, which is located at the northern end of Deansgate in Manchester City Centre. The wider site fronts onto Deansgate, Blackfriars Street, and Victoria Bridge Streets, and the River Irwell.
- 2.2 This particular application relates to the proposed development the northernmost area of the Renaissance complex, following the consented partial demolition of Premier House which will clear the plot for development (Ref: 130049/DEM/2021). A Location Plan showing the extent of the application site boundary is enclosed at **Appendix I**.



Location Plan extract

Wider Renaissance Complex Site

- 2.3 The wider Renaissance complex site currently comprises a vacant 15-storey, 203 bedroom hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which has been vacant for a significant number of years.

- 2.4 A satellite map extract showing the location of the wider Renaissance Site within the City Centre is provided below.



Site of wider Renaissance complex edged in red

- 2.5 It occupies a prominent location in the City Centre, situated at the northern tip of Deansgate and at a key intersection between Blackfriars Street, Deansgate and St Mary's Gate, which leads Market Street. The site formed part of the post-1999 City Centre Renewal Area Masterplan but is the only area of the Masterplan that has not undergone regeneration.
- 2.6 The site is in very poor condition presently and, visually and physically, represents a significant blight on this part of the City Centre. The scale of problem is emphasised by the length of its frontage onto Deansgate at 123 metres. As a comparator, Piccadilly Plaza is 167 metres in length. There is a clear and pressing need to transform the existing, poor quality physical environment of this highly prominent City Centre site.



Views of existing buildings from Deansgate



View of Premier House from corner of Deansgate and Blackfriars Street

- 2.7 The dilapidated appearance of the current buildings on site are detrimental to the area. These buildings date from 1972 and are the last remnant of the wider concrete landscape that once connected Cross Street to Blackfriars (prior to the 1996 bomb). The buildings fronting onto Deansgate are part derelict/part vacant, presenting a dead frontage to the street and the site as a whole turns its back on the River Irwell. The riverside walkway has poor accessibility with little permeability. It has no activity or natural surveillance and fails to promote views of the Grade I listed Cathedral or the Grade II listed Blackfriars and Victoria Bridges.



View from Victoria Bridge Street

2.8 The site occupies a prominent position on the northern end of Deansgate, a principal thoroughfare through the north and south of the City Centre. Over the last 10-15 years, Deansgate has been transformed into a welcoming, vibrant street with a variety of multi-national and independent retailers and leisure occupiers. The site acts as a blight to this otherwise vibrant area, with unattractive frontages along the back of Harvey Nichols.

2.9 Manchester's Medieval Quarter is located to the north-east of the site, containing several listed buildings including Manchester Cathedral. A number of retail units are located within close proximity to the site, adjacent to Deansgate, Blackfriars Street and St Mary's Gate. The western boundary of the site, which is significant in length (c. 125sq m), borders the River Irwell.

Statutory Designations

2.10 Considering statutory designations:

- **Listed Buildings** – The site itself is not listed however there are a number of listed buildings located near to the site, particularly to the north-east and south. The Grade II listed Victoria Bridge is approximately 85m to the north of the site (from its centre). Approximately 75m to the south-west of the site is the Grade II listed Blackfriars Bridge (List UID: 1279490). The Grade II listed Haywards Building (List UID: 1210025) also lies to the south of the site (circa 120m).
- Further listed buildings line Cateaton Street to the north-east, including:
 - Grade I listed Cathedral Church of St Mary
 - Grade II listed Mynshulls House (List UID: 1197779)
 - Grade II listed Mitre Hotel (List UID: 1197780)
 - Grade II listed The Old Wellington Inn (List UID: 1270698)
 - Grade II listed Sinclair's Oyster Bar (List UID: 1254647)
 - Grade II listed Former Corn and Produce Exchange (List UID: 1282970)
- **Conservation Areas** – The site is not located within a Conservation Area. However, the Parsonage Gardens Conservation Area borders the site to the south and the City of Manchester (Cathedral) Conservation Area is located to the north of the site.
- **Air Quality** – the site is within the Greater Manchester Air Quality Management Area (AQMA), which covers the whole of the City Centre core.

Surrounding Area

- 2.11 The City Centre Primary Shopping Area (PSA) extends to the east and south-east of the site. A number of high end retailers line New Cathedral Street to the east, such as Harvey Nichols and Selfridges. Further east of the site is the main shopping area extending to Market Street, including the Arndale Shopping Centre.
- 2.12 The surrounding area has seen significant levels of regeneration in recent years including various residential-led developments such as:
- **No.1 Deansgate** – a 14 storey residential mixed used development comprising 84 apartments at the upper 14 floors above retail floorspace and basement car parking.
 - **Citysuits** – a 17 storey aparthotel comprising 263 apartments, with a restaurant and bar at the ground floor.
 - **One Greengate** – a 31 storey residential building comprising 497 apartments and commercial floor space at street level and 248 basement car park spaces.
 - **Exchange Court (now known as Anaconda Cut)** – a 44 storey residential tower consisting of 349 apartments and 83 basement car park spaces.
 - **Norton Court (The Residence)** – a mixed use development comprising two buildings ranging from 15 to 34 storeys accommodating 300 apartments and 31 basement car park spaces.

Accessibility

- 2.13 The site has exceptional accessibility in terms of immediate access to a variety of public transport modes, as well as the road network. Spatially, the site is located within easy walking and cycling distance of key services and facilities provided in the City Centre, including Victoria and Piccadilly train station, Market Street shopping precinct and the business district. Market Street, within approximately 650 metres of the site, is one of the main shopping areas in Manchester and is home to Marks and Spencers, as well as the Arndale Centre which contains a multitude of high street shops and services.
- 2.14 Exchange Square Metrolink is located 400 metres to the north west of the site and provides access to the Tram network. The Metrolink offers high-frequency services across Greater Manchester, connecting Manchester Airport in the south with Rochdale and Bury in the north, Ashton-under-Lyne and Oldham in the east to Eccles in the West and Altrincham and East Didsbury in the south with the City Centre.

- 2.15 There are also a number of bus stops along Deansgate providing services to destinations across Manchester, including the surrounding suburbs as well as the wider Greater Manchester area, providing excellent local and regional connectivity. Manchester Victoria Train Station is located 550 metres to the north of the site. This station provides direct, regular services across the country, including Leeds, Liverpool and Newcastle.
- 2.16 Manchester City Centre is currently benefiting from major investment in public transport infrastructure which will serve to further enhance the accessibility of the site as well as accelerating economic growth across Greater Manchester. The vast transport transformation occurring in and around the City Centre and across Greater Manchester will provide many benefits not only to passengers, but to the city's sustainability, access to employment and the wider economy.

Summary

- 2.17 The application site, which is currently long term vacant and previously developed, represents a major brownfield regeneration opportunity in a highly sustainable location. The site has been earmarked for comprehensive redevelopment for a significant number of years and is identified for development including new residential uses, by the adopted Ramada Complex SRF. The proposed development site is within walking distance of existing public transport connections, as well as a wide range of shops, services and facilities, and is well served by high standard local walking connections.

3. Planning History

The Site (including wider Renaissance complex)

- 3.1 The site (including the wider Renaissance complex) has been subject to a number of previous planning applications which are summarised in the table below.
- 3.2 The most recent applications (Ref:130446/FO/2021, 130049/DEM/2021 and 129468/FO/2021) have all been submitted by the current Applicant and relate to the overall vision to redevelop the former Renaissance Hotel complex, relating specifically to the partial demolition of Premier House, which will help facilitate the works applied for under this specific application, alongside the enabling and full alteration works required/ proposed to redevelop the existing hotel on site, and the full planning application for the refurbishment of the remaining Premier House.

LPA ref	Description	Decision
Applications by JV relating to Redevelopment of Renaissance		
130935/FO/2021	Full application submitted in July 2021 for: <i>"Refurbishment of retained structure comprising stripping building back to its core, external alterations including new facades and extension of floorplate on Deansgate elevation (circa 3m) to create new office space (Use Class E) (floors 1-3) with new ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-3, new roof top plant, new public realm and landscaping and supporting infrastructure and ancillary facilities including gym, refuse store, plant areas cycle store and other ancillary facilities within lower ground floor."</i>	Approved 13/08/21
130446/FO/2021	Full application submitted May 2021 for: <i>"Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works."</i>	Approved 26/08/21
130049/DEM/2021	Prior approval application submitting in April 2021 for: <i>"Prior Notification for part-demolition of Premier House (which forms part of the Renaissance hotel complex)."</i>	Approved 08/07/21
129468/FO/2021	Full application submitted February 2021 for: <i>'Replacement windows to existing hotel building.'</i>	Approved 22/04/2021

LPA ref	Description	Decision
Applications by Others		
125207/FO/2019	Full application submitted October 2019 for: <i>'Elevational alterations to allow for modifications to existing entrance to hotel on Blackfriars Street'</i>	Approved 18/02/2020
124755/AOH/2019	Full application submitted October 2019 by Urban & Civic for: <i>'2no. externally illuminated, static advertisement banners for a temporary period of 12 months only.'</i>	Temporarily approved 20/11/2019
101119/REP/2012/C1	Extension of time application submitted by 'Deansgate Cronus Limited' for: <i>'Extension of time limit on planning permission 088133/FO/2008/C1 for demolition of existing buildings and re-development of site to construct four buildings varying in height from: ground plus 10 storeys; to ground plus 35 storeys incorporating 248 residential units (Class C3) : a hotel (Class C1); offices (Class B1); retail (Class A1); financial and professional (Class A2); restaurant and cafe (Class A3); drinking establishment (Class A4); hot food take away (Class A5); and 599 basement car parking spaces set within fully accessible public realm including new public open spaces; new pedestrian connections and new riverside walkways and spaces: together with related highways, access and servicing works, landscaping and associated works.'</i> The planning permission was never implemented / has now expired.	Approved 03/04/2013
088133/FO/2008/C1	Full application submitted by Burdett Properties Limited for: <i>'Demolition of existing buildings and re-development of site to construct four buildings varying in height from: ground plus 10 storeys; to ground plus 35 storeys incorporating 248 residential units (Class C3) : a hotel (Class C1); offices (Class B1); retail (Class A1); financial and professional (Class A2); restaurant and cafe (Class A3); drinking establishment (Class A4); hot food take away (Class A5); and 599 basement car parking spaces set within fully accessible public realm including new public open spaces; new pedestrian connections and new riverside walkways and spaces: together with related highways, access and servicing works, landscaping and associated works.'</i> Some images of the scheme taken from the approved Design and Access Statement are provided below:	Approved 10/06/2009

LPA ref	Description	Decision
	 The Description column contains three images. The top image is a site plan showing a development area with a central pink-colored building footprint, surrounded by other structures and a large blue area representing water. The middle image is a perspective rendering of a modern building complex with curved, glass-clad towers, situated next to a body of water. The bottom image is another perspective rendering showing a different view of the same building complex, highlighting its integration with a waterfront promenade and a canal.	

LPA ref	Description	Decision
	 We understand that this planning permission was never implemented / has now expired.	
088257/LO/2008/C1	Application for listed building consent in conjunction with the above application submitted by Burdett Properties Limited in November 2008 for: <i>'LISTED BUILDING CONSENT The placing of a new wall and balustrade against the structure and balustrade of Victoria Bridge to create a new at grade physical connection between Blackfriars Street and Victoria Bridge Street via a section of new riverside walkway associated with the concurrent application for redevelopment of land bounded by Blackfriars Street, Victoria Bridge Street, Deansgate and the River Irwell (Application No. 088133/FO/2008/C1)'</i>	Approved 11/06/2009
088132/LO/2008/C1	Application for listed building consent in conjunction with the above application submitted by Burdett Properties Limited in November 2008 for: <i>'LISTED BUILDING CONSENT Removal of brick structure concealing part of Blackfriars Bridge facade, removal of two 1.8 metre sections of balustrade and making good remaining stonework in connection with the creation of a new at grade physical connection between Blackfriars Street and Victoria Bridge Street via a section of new riverside walkway associated with the concurrent application for redevelopment of land bounded by Blackfriars Street, Victoria Bridge Street, Deansgate and the River Irwell (Application No. 088133/FO/2008/C1)'</i>	Approved 11/06/2009

Surrounding Area

- 3.3 Below is also a summary of recent (within the last five years) applications of relevance in the surrounding area. As the site is within close proximity to the administrative boundary of Salford City

Council, recent major planning applications within this Local Planning Authority are also detailed below:

Address	LPA ref	Description	Decision
Manchester City Council			
Speakers House, 39 Deansgate, Manchester, M3 2BA	126328/FO/2 020	Full application submitted in February 2020 by Kames Property Income Fund for: 'Erection of a 17 storey building comprising office use (Use Class B1a) and flexible ground floor commercial units (Use Classes A1 shop, A2 financial and professional services, A3 restaurant/cafe and A4 drinking establishment), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building.' This application, which is in close proximity to the site, was refused for the following two reasons: 1) <i>The proposed development would be unacceptable due to the resultant loss of amenity for the residents of No. 1 Deansgate and therefore contrary to guidance within the National Planning Policy Framework and inconsistent with policies SP1 and DM1 of the Core Strategy.</i> 2) <i>The proposed development would represent overdevelopment of the site and would be unacceptable due to the negative impact on the heritage assets of St. Ann's Church, the Royal Exchange and the St. Ann's Square Conservation Area. Furthermore, the negative impact of the development on surrounding heritage assets would not be outweighed by the public benefits of the proposal. The proposed development would therefore be contrary to guidance within the National Planning Policy Framework and inconsistent with policies SP1, EN3, CC9 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.</i>	Refused 28/01/2021
New Victoria Land at Corporation Street Manchester M3 1NX	111777/FO/2 016/C1	Full application submitted by Muse Developments Ltd and Network Rail for: 'Erection of two residential buildings of a maximum 21 and 26 storeys to accommodate 520 apartments (178 x 1 bed, 286 x 2 bed and 56 x 3 bed apartments) (Use Class C3). Erection of one office building of maximum	Approved 29/09/2016

Address	LPA ref	Description	Decision
		<i>eight storeys comprising up to 11,647 sq. m (GIA) of office accommodation. Ground floor commercial space (Use Class A1, A2, A3 and B1), lower ground level car parking, access and servicing arrangements, alterations to Corporation Street, new public realm and other associated works.'</i>	
The Corn Exchange, 37 Hanging Ditch, Manchester, M4 3TR	109267/FO/2 015/C1	Change of Use application submitted by Deloitte LLP in July 2015 for: <i>Change of use of the part lower ground floor, part ground floor and second to fifth floors of the building from office (Class B1) to hotel (Class C1), plant alterations to fifth floor and internal elevations, glazing to the fifth floor turret and associated works.</i>	Approved 13/10/2015
Address	LPA ref	Description	Decision
Salford City Council			
Land Corner New Bridge Street and Greengate Salford	19/74205/FU LEIA	<i>Erection of a mixed use development comprising a single building with two blocks (14 and 55 storeys) to include: 545 residential apartments, associated residents' facilities and basement parking; and 3 no. commercial units (use classes A1, A2, A3, B1 & D1) with associated landscaping and public realm works.</i>	Awaiting decision
Embankment West Off Salford Approach and New Kings Head Yard Chapel Street Salford	17/70626/FU L	<i>Erection of one 18 storey residential building (Block A, Use Class C3); one 16 storey residential building (Block B, Use Class C3); one 18 storey building providing a mix of residential and serviced apartment accommodation and amenity facilities including lounge, swimming pool and gym (Block C, Use Class Sui Generis); 536sqm of commercial floorspace (Use Classes A1, A2, A3, A4); new access from Greengate; car and cycle parking; public realm and landscaping; and other associated works.</i>	Approved 21/11/2017
Embankment 100 Greengate Salford M3 1RJ	16/68132/FU L	<i>Erection of a 9 storey office building (Use Class B1) and associated works.</i>	Approved 24/02/2017
Greengate Salford M3 7NG	16/67809/FU L	<i>Erection of a residential development consisting of a single building (44 Storeys) to include 349 residential apartments, associated residents facilities and basement parking.</i>	Approved 15/12/2016
Embankment West Off Salford Approach and New Kings Head Yard Chapel Street	15/66621/FU LEIA	<i>Demolition of existing structures and erection of three-interconnected residential buildings at ground plus 12 storeys, 25 storeys and 33 storeys, with ancillary commercial units at ground floor level (use classes A1, A2, A3 and</i>	Approved 02/12/2016

Address	LPA ref	Description	Decision
Salford		<i>A4), residents amenity spaces and associated works, including access and landscaping</i>	
Norton Court Greengate Salford M3 7NS	15/66806/FU L	<i>Demolition of existing factory walls and river walk way to provide mixed use development comprising of 2 blocks ranging from 15 to 34 storeys in height total of 300 residential units with associated off street parking, together two commercial units comprising of 474sqm of floor space (A1, A2, A3 and B1) at ground floor level.</i>	Approved 04/03/2016

Summary

- 3.4 The site and surrounding area have been the subject of various significant planning applications in recent years. As set out above, whilst the site was the subject of a major application in 2009 comprising four new buildings, the tallest at 35 storeys, development has never been brought forward and delivered. As a result, the site is the last undeveloped site within the 1999 City Centre Renewal Masterplan, which was prepared following the 1996 bombing, and therefore remains a longstanding strategic regeneration priority for the City Council.

4. Strategic and Regeneration Context

- 4.1 This chapter discusses the strategic and regeneration context which has influenced the development proposals at the site.

Contribution to Regeneration

- 4.2 The site has been earmarked for a major comprehensive regeneration for over 20 years. It is the last undeveloped site within the 1999 City Centre Renewal Masterplan, which was prepared following the 1996 bombing, and a long-standing strategic regeneration priority for the City Council. It is located on a key gateway site at the northern end of Deansgate, in close proximity to Manchester Cathedral, Chethams School of Music, Greengate, the Medieval Quarter and Victoria Station, but currently makes no positive contribution to the visual appearance or vitality of the area.
- 4.3 Regeneration is an important planning consideration. Over the past fifteen years the City Council has successfully regenerated areas such as Piccadilly, Spinningfields, the commercial core around Manchester Central, the Northern Quarter, the Civic Quarter and Castlefield. This is an ongoing process, and much remains to be done if the City Centre is to continue being competitive. Manchester City Centre is the primary economic driver in the City Region and is crucial to its long term economic success. It is essential therefore that the City Centre and surrounding areas continue to grow and provide new development that is supportive of regeneration principles, including providing new commercial and officer facilities as part of a mixed used neighbourhood.
- 4.4 The site has been earmarked for a major comprehensive regeneration scheme since 1999 with a previous planning application first approved in 2008 (now lapsed) and a Strategic Regeneration Framework (SRF) subsequently prepared for the site in 2018. However, despite two decades of substantial investment in the surrounding area through the public and private sectors, the site remains undeveloped. The City Council acknowledges within the Ramada Complex SRF, under which the site is covered, that it *'visually and physically represents a significant blight on this part of the City Centre'* and has the potential to be a landmark development with best-in-class hotel, commercial and residential uses, buildings of scale, and facilitate the rebalancing of Deansgate.
- 4.5 The site forms the start of one of the City's busiest retail thoroughfares. During the last 20 years, various attempts have been made to bring forward its redevelopment. Most recently, this was in the form of a mixed use scheme in 2008, comprising 4 new buildings, the tallest at 35 storeys. The lack of activity over the last 20 years by well-respected developers, MCC officers, and Sir Howard Bernstein illustrates the complexities associated with bringing forward the meaningful regeneration of the site

and all previous proposals for wholesale demolition and redevelopment have ultimately proven undeliverable. The current proposals have taken a different approach to the part-retention and part-redevelopment of the wider site – one that the Applicants believe is the only way that this site can be meaningfully brought forward – and ultimately represents a deliverable scheme that will regenerate this key site and deliver on the broad principles of the SRF, which recognises that the impact of its regeneration would be genuinely transformational.

- 4.6 The proposals outlined within this application have been developed in accordance with the key principles included in SRF and details on how the proposals align with the SRF objectives are set out in the paragraphs below.

The Ramada Complex Manchester SRF

- 4.7 The site of the former Renaissance hotel is the subject of a Strategic Regeneration Framework (SRF), which was developed alongside MCC by the former owners of the site, and was adopted by the City Council in 2018. The Ramada Complex Manchester SRF, which is a material consideration in determining planning applications for the area, was prepared with the intention to guide the comprehensive regeneration of the site. The document recognises that the site *'has been a longstanding strategic regeneration priority for Manchester City Council'*.



Image showing boundary of SRF area

- 4.8 The SRF recognises that there has been significant investment in the surrounding area including Greengate and around Victoria station. As such the site represents *'a missing piece of the regeneration jigsaw'* and *'its regeneration would be genuinely transformational'*. The SRF acknowledges that various attempts to bring the site forward have been made over the past twenty years. However, the fact a scheme has yet to come forward illustrates the complexities associated with the site and its

redevelopment. This point is further exacerbated by the fact that the illustrative scheme suggested within the 2008 SRF also failed to come forward despite the adoption of that document.

Development Principles

4.9 The SRF sets a number of development principles for the site, intended to act as planning guidance in the determination of future planning applications, alongside an illustrative scheme suggested by the previous landowner. The key overarching themes include:

- **New Landmark Destination** – the SRF area will deliver a series of significant regeneration benefits, which in turn will help drive wider economic growth objectives.
- **Distinctive Residential Uses** - development should deliver a premium residential product within the heart of the City Centre, which supports the diversification and balancing of the City Centre's housing offer and assists in fuelling the next phases of added value economic growth in the City.
- **Vibrant Street Environment** – ground floor uses should provide animated frontages along key routes including Deansgate and Blackfriars, as well as activating the new public realm, to secure the area's vitality during weekdays, weekends and evenings.
- **Best in Class Uses** – development is required to be high quality, distinctive and add value to the City Centre's current offer, including delivering a premium residential product alongside non-residential uses such as commercial floorspace.
- **Scale and Density** – high density development is needed, commensurate with other recent regeneration initiatives such as Spinningfields.
- **Place Making** – public realm treatments should be of the highest quality and the spaces will provide the setting for a mix of high quality City Centre uses.
- **Heritage** – development should complement the setting of nearby listed buildings and structures.
- **Rebalancing Deansgate** – the SRF promotes improvement of the pedestrian environment to 'encourage footfall along this neglected part of Deansgate towards Victoria Station.

4.10 Property Alliance Group and Starwood Capital are very aware of the site's history, the strategic regeneration context and of its strategic importance to the regeneration of this area of the City Centre. Accordingly, the project team has worked hard to prepare a holistic and deliverable illustrative masterplan, alongside the detailed designs for its different elements and key stakeholders to build on the key design principles established in the SRF.

Endorsed SRF Illustrative Masterplan

- 4.11 The SRF sets out an assumption for high density development that maximises the potential of the land, without overdeveloping. The SRF lists a number of appropriate uses at the site and first and foremost in this list is the provision of a premium residential offer which will complement the vision of providing a full service business and lifestyle hotel at this location alongside commercial and retail development and public realm enhancements.
- 4.12 The SRF seeks to deliver circa. 600 one, two and three bedroom distinctive, high quality residential apartments which will contribute to the overall balanced supply of housing for Manchester to meet a diverse range of people and families wishing to live in the City Centre. It is recognised that these new homes are essential to attract a professional and skilled workforce that will support the continued economic growth of Manchester, and the range of houses the SRF seeks to provide has been done intentionally so that the offer will be attractive to different groups, including families.
- 4.13 The SRF goes on to state that there is an identified need for 'higher value' homes within the City Centre, to add to a balanced supply of housing within Manchester. The SRF outlines the market position for Manchester and highlights its exponential growth over the past years, which has seen the highest number of residential units under construction recorded in ten years.² Due to historic undersupply, however, it is noted there still remains a significant shortfall against the Manchester Residential Growth Strategy (2016) target to provide 25,000 new homes in a ten-year period between 2016 and 2025.
- 4.14 The SRF therefore states that the residential market continues to grow, underpinned by the City's resilient economic growth investment in infrastructure and employment sector diversification, and it is recognised that the SRF Masterplan site presents an excellent opportunity to meet this growing demand for a distinctive residential product in Manchester.
- 4.15 The SRF states that new residential development must, nonetheless, demonstrate that any scheme will deliver a finished project of the very highest quality, which complies with the Residential Quality Guidance (RQG) and the density at which development will be built at, also needs to have regard to a sufficient quantum of private amenity space to support the local community and the creation of a new destination within the City Centre. The SRF also states that there also needs to be a network of high quality public space, synergy with the other proposed uses and a strong place-making strategy to support the high density residential-led development that is coming forward.

² Source: Deloitte 2018 Crane Survey

- 4.16 Retail, leisure and world class cultural institutions based in the City Centre are recognised as supportive to the lifestyle aspirations and focused growth on City Centre living.
- 4.17 The new apartments proposed in the SRF are therefore required to be supported by high quality public realm, retail and leisure uses and an internationally branded full service hotel. The SRF states that the aggregation of these complementary uses will elevate the SRF area to a destination, which will drive additional value to the site and surrounding area. This offer aligns with Manchester's rapidly growing European and International status.
- 4.18 The SRF also states that residential uses will also enhance and reinforce the wider neighbourhood, complementing the surrounding commercial, cultural and leisure uses by providing further footfall and spending power to support these facilities.



Extract from endorsed SRF Masterplan showing Illustrative Masterplan

- 4.19 Supporting uses are encouraged within the SRF at ground floor level to enhance the street scene and create active frontages along key routes. Key routes for which the SRF is keen to activate include Deansgate and Blackfriars, with uses proposed to do so including restaurants and cafes, as well as amenity facilities associated with the residential and hotel use, such as a residents' lounge, gym, café or flexible working space.
- 4.20 The SRF states that active ground floor uses provide an opportunity to create an area of public realm that enhances the understanding and appreciation of not just the Cathedral, but also the surrounding heritage assets and the riverside.

- 4.21 Considering the public realm concept, the SRF states the vision is to deliver a best in class landscape that draws upon the green setting of Manchester Cathedral and extends the open character of Cathedral Gardens. A fundamental design consideration is the relationship with the River Irwell that runs alongside the site, both in terms of reconnecting the riverside back into the City and to exploit it as a resource. Accessibility through the site, connecting to the Cathedral and to Blackfriars, is also supported.
- 4.22 In terms of the form and density of the development, the SRF sets out an assumption for high density development that maximises the potential of land without overdeveloping. Regarding heights, the SRF states that consideration should be given to levels of sunlight and daylight into dwellings, amenity spaces and public open spaces, in addition to creating views through the site.



SRF Illustrative visual: Aerial view

- 4.23 The tallest element of the illustrative SRF scheme extends to approximately 40 storeys with the previous planning permission granted in 2009 (and subsequently extended in 2013) for up to 36 storeys.
- 4.24 The tallest element of this planning application for comparison, is ground + 26 storeys.

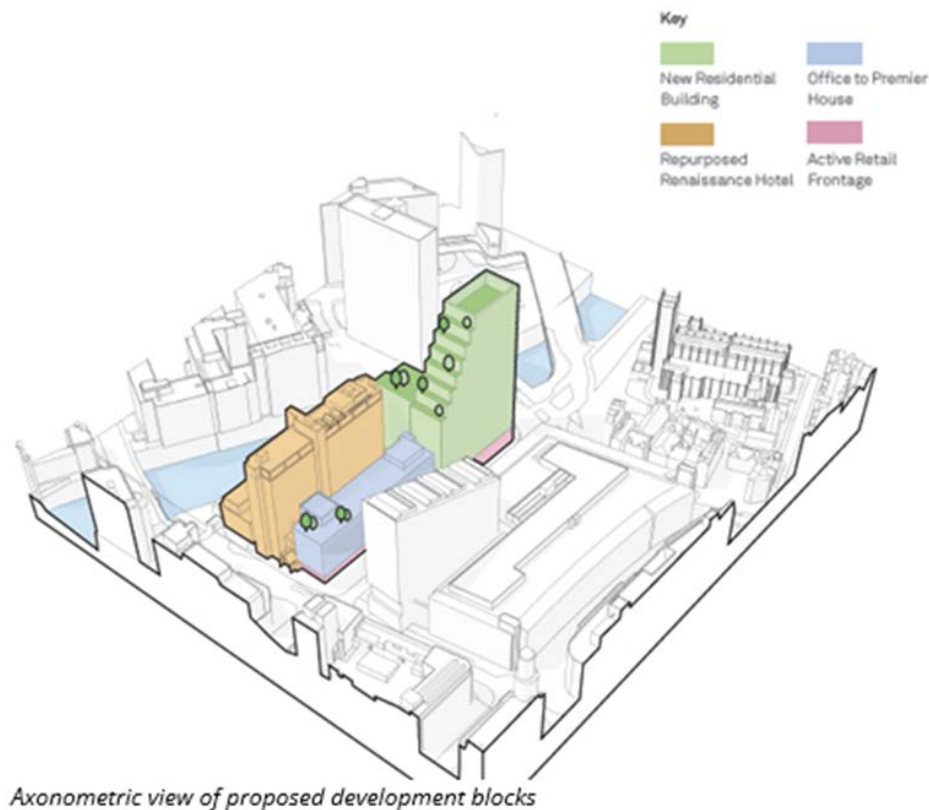
5. Proposed Development

- 5.1 This section sets out a summary of the proposed development and should be read in conjunction with the Design and Access Statement submitted in support of the planning application.
- 5.2 This application is the third of the three major planning applications being brought forward by the JV as part of the overall regeneration of the former Renaissance Hotel complex, and pursuant to an illustrative masterplan and the broad development principles in the Ramada Complex SRF. It focuses on the final stage of the holistic masterplan proposals which is the redevelopment of the northmost area of the site (following site clearance from the partial demolition of Premier House), for a new, high quality residential development at ground + 26 storeys that will provide 300 residential units with ground floor retail/ leisure units, supported by high quality amenity space, including new riverside public realm with a new food and beverage offer, as well as riverside amenity space and communal and private roof terraces for new residents.
- 5.3 The redevelopment of this site is critical to the delivery of the wider masterplan vision. The proposals will transform the site from a cleared piece of land into a high-quality, landmark residential development with supporting uses which will enliven the space along Deansgate, and create a new riverside walkway and public destination alongside the River Irwell.
- 5.4 The description of development as stated on the application form is:

"Full planning application for the erection of a part ground + [13 storey, part ground + 26 storey building to form 300 no. residential apartments and ground floor retail/ leisure floorspace (Class E/ Sui Generis), together with private amenity space for residents, new public realm including leisure/ food and beverage space (Class E/ Sui Generis), new landscaping, servicing, supporting infrastructure and associated works."

Summary of Illustrative Masterplan for Renaissance Site

- 5.5 The joint venture (JV) is proposing a transformational, high-quality and deliverable scheme that will finally realise the potential of the site through redevelopment of existing buildings and new build development to deliver a new destination hotel, a flagship office building, and a landmark residential development, together with a new activated frontage to Deansgate including new retail units, engagement with the river, and new public realm.



- 5.6 Sustainability is also a key component of the overall masterplan, and the JV and its design team embrace the ethos of the Architects Journal “Retro First” initiative strapline “The greenest building is one that already exists”. They are committed to sustainably responsible construction and believe these proposals are fully aligned to Manchester City Council’s ambitious targets to become a zero carbon city by 2038. One of the key sustainability benefits of the masterplan is the approach to retention and re-use of some of the existing buildings on site, where appropriate, including the new hotel and parts of the existing Premier House office building. This will result in significant savings in embodied carbon versus demolition, for example, the retention and refurbishment of the hotel alone will result in a 39% saving in embodied carbon versus demolition and new build which is the equivalent of 462 + new residential homes, and this is before the application of other sustainability measures and a design that will include the use of modern construction techniques and materials throughout, to create a high quality and energy efficient development.
- 5.7 The vision for the transformation of the wider Renaissance complex can be summarised as follows, and it has been agreed that each component of the masterplan will be submitted as separate planning applications but under the umbrella of the wider illustrative vision:
1. Undertake the high quality redevelopment of the existing hotel building to reposition this as a market leading up-scale destination hotel. Working with Treehouse Hotels (the proposed operator), a high quality design has been prepared in line with their brand identity and their

strong commitment to promoting sustainability. The planning application was approved in August 2021.



CGI of approved hotel redevelopment

2. Redevelopment of Premier House (following part demolition) into a revitalised high quality commercial workspace. Premier House has been vacant for a number of years, is an eyesore and detracts from the character of this part of the City Centre. The new building will deliver high quality workspace, will make an important contribution to the local economy, creating jobs and bringing new life to the area. The planning application was approved in October 2021 (Ref: 130935/FO/2021).



CGI of proposed Premier House redevelopment

3. The northern area of the site will be cleared (through part-demolition of Premier House) to make way for an exciting and high quality residential development appropriate to its location. The joint venture is proposing a landmark residential building of real quality, with the introduction of active ground floor uses alongside new public realm and a new destination new riverside attraction. It is this element of the wider masterplan that the JV is seeking planning permission for as part of this application, and further details are contained in the following pages of this report.
4. As well as providing substantial new public realm within its land ownership, the JV also has ambitious public realm aspirations for the surrounding roads and is currently working with key stakeholders including MCC and TfGM to define the extent and form of the works and how it could be delivered. One of the key drivers for the masterplan is to completely transform the use of Deansgate from a 100+m dark and inactive frontage to a new pedestrian-focused public realm area with active frontages, spill out space, and generous circulation space and routes to the Cathedral and south down Deansgate.



Initial Artists Impression of Re-Imagined Deansgate

Illustrative proposals are being considered to narrow the carriageway on Deansgate to provide transformative new public realm but these areas of land sit outside of the Applicants ownership and therefore rely on further discussions with MCC Highways, TfGM, bus operators and Salford. Whilst the Applicants' have taken the lead on this illustrative vision, and provided technical material to prove that it could be achievable, further discussions and collaborations are required and these works will need to form part of a separate, future application for approval.

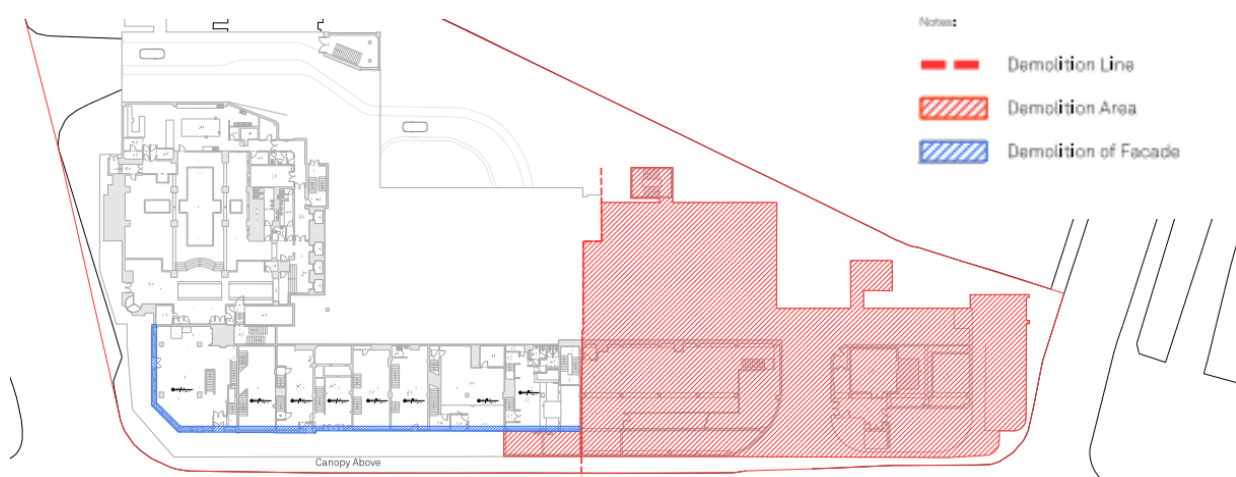
Overview of Residential Proposals

5.8 As an overview, the proposals put forward by this planning application include;

- High-quality, complete redevelopment of cleared site (following partial demolition of Premier House);
- Erection of part ground + 13 storey, part ground + 26 storey landmark residential building;
- Provision of 300 residential units;
- New retail, leisure and food and beverage space;
- New first-class amenity space;
- New public realm/ landscaping to the riverside and along Deansgate frontage;
- New amenity space for residents to the west of the residential building;
- New car parking spaces (36 spaces); and,
- New servicing and supporting infrastructure.

Demolition (Already Consented)

5.9 Although the demolition proposals do not form part of this application, it is worth noting the separate Prior Approval application (Ref: 130049/DEM/2021), which was approved on 8th July 2021 and which will facilitate the proposals set out within this report. An overview has been provided below which sets out the context for the residential development applied for by this application.



House Ground Floor Demolition Plan

5.10 The partial demolition will involve the removal of the northern part of the Premier House building. This includes the ramp canopy fronting Deansgate, removal of concrete upstand and window and

demolition of circa 10m wide strip of the entire full height of the building down to slab level on Deansgate.

- 5.11 The condition of the building has been deteriorating for a number of years and it has become an eyesore. The removal of these elements of the site will therefore facilitate both the new commercial-led redevelopment of Premier House and the opportunity for the new landmark residential development, which is the subject of this application, as discussed further within this report.

Proposed Use, Layout and Quantum of Development

- 5.12 The proposal subject to this planning application is for the development of a new, high quality residential building at part ground + 13 storeys (known as the “Irwell block”) and part ground + 26 storeys (the “Deansgate block”) which will sit appropriately within the surrounding context. The development will provide 300 residential units and will be supported by high quality amenity space, including new riverside public realm with a new leisure/ food and beverage offer, as well as communal and private roof terraces for new residents.
- 5.13 Ground floor retail units will be provided along Deansgate to completely animate this key route in conjunction with the new office building and wider public realm aspirations.
- 5.14 The design of the building has evolved in consultation with Manchester City Council, Manchester Cathedral, Historic England, other key stakeholders and the public and seeks to be appropriate in its setting through its siting, massing, and appearance that takes cues from the Cathedral and the Medieval Quarter.
- 5.15 In terms of public realm and landscape, the already approved planning application related to Premier House includes the landscape proposals to the back of pavement along the southern parts of Blackfriars and Deansgate, which are within the Applicant’s ownership.
- 5.16 As part of this application, the Applicant is proposing further new public realm including the provision of new riverside public realm areas west of the existing hotel building, as well as amenity space for residents in the area west of the residential building. Accordingly, the landscape and public realm proposals will transform the area of the site adjoining the River Irwell, stretching along the full length of this boundary between Victoria Bridge Street and Blackfriars Street. Further new landscaping is also proposed to the back of pavement along the Deansgate frontage of the residential building. The landscaping/ public realm proposals are detailed further in this Section.
- 5.17 The quantum of development as applied for under this application comprises:

- 300 residential apartments including:
 - o 104no. 1 beds (34.7%)
 - o 183no. 2 beds (61%)
 - o 9no. 3 beds (3%)
 - o 4no. 2 bed penthouses (1.3%)
- 1,168sq.m of Use Class E/ Sui Generis floorspace (comprising of 200sq.m retail use, 800sq.m food and beverage and 168sq.m residents gym); and,
- 36 new car parking spaces to be allocated to the residential homes.

5.18 Level -02 will comprise the new car park area (extended from the adjacent existing car park). This new car park deck will create 36 dedicated spaces for the residential development, which will be accessed via the publicly accessible car park adjacent. This level will also comprise a new publicly accessible route along the riverside with steps up to Victoria Bridge Street, a new residents landscape on top of the car park deck and a new platform lift from Blackfriars Street. There is also a lift in the residential building providing access to/from the car park.

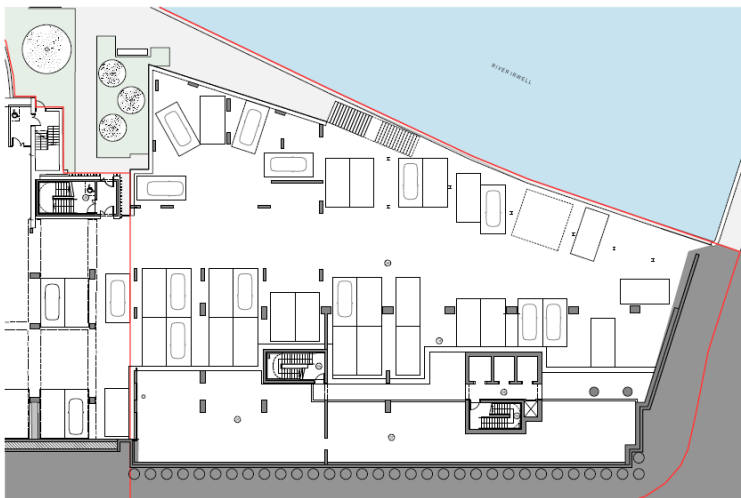
5.19 Moving upwards the residential units will be located on all floors (save for Level -02) throughout the development with units located on the lower ground floor (Level -01) concentrated towards the riverside to allow for access to a private residents garden which will be located next to the river and will provide outdoor amenity space.

5.20 The lower ground floor will also house a number of the residential amenity spaces including a cycle store (300 cycle spaces), a residents postal lounge and a cinema room which will be accessed via a feature stair case from the main reception.

5.21 The ground floor keeps residential units facing west to the riverside to allow for the provision of a number of commercial units (Use Class E/ Sui Generis) which will address Deansgate creating active frontages. The ground floor level will also be home to the main entrance into the building with the core located towards the north/east of the plan to ensure the front door of the building directly addresses Manchester Cathedral. The entrance into the development leads into a reception area at this level.

5.22 Above ground floor level, the residential units then become the predominate use of floorspace with a mix of 1, 2 & 3 bed units arranged around a central core on each of the typical floors supported by a resident's gym and studio space.

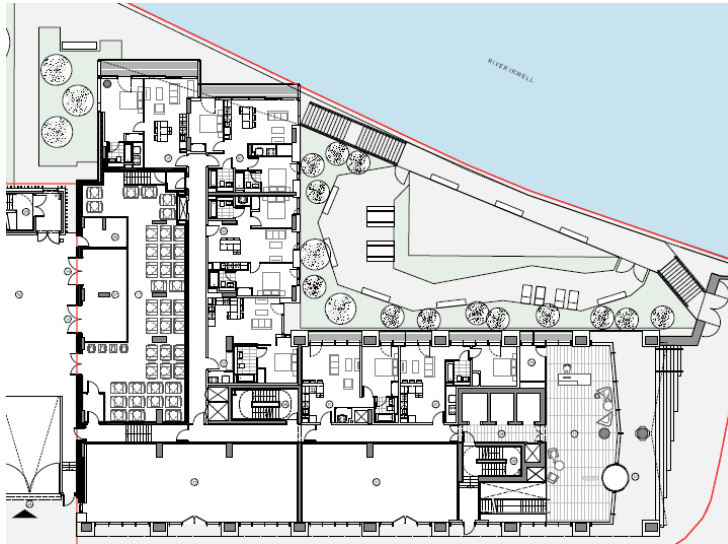
- 5.23 Each of the apartments benefit from juliet balconies and the apartments to the west gable have full width balconies overlooking the River Irwell.
- 5.24 At Level 14 of the Irwell block a private residents roof terrace is also provided, benefiting from views across the city. The building form then steps back from above Level 14 to create a series of south facing terraces and further private resident terraces are provided for the occupants of the 4.no penthouses on the upper floors.
- 5.25 Further details of the proposed development are contained with the submitted Design and Access Statement, along with the plans submitted with this application.



Level -02 floor plan



Level -01 floor plan



Ground Floor Plan



Typical upper floor plan

Building Appearance

- 5.26 As detailed in the submitted Design and Access Statement (DAS), the development comprises a new landmark residential development on a strategically important site. The building footprint, siting, layout and massing has therefore been considered and designed with full consideration to the local context and key views and landmarks. The building is 'L' shaped in plan with the Irwell block terminating at Level 14 and the Deansgate block continuing in a stepped form to level 26.
- 5.27 The scale is concentrated to the north to act as a gateway arrival point at Deansgate but this block has been set back from the northern site boundary to ensure views of the Cathedral are not obscured but instead a framing effect is created. The development of scale is also in response to the building's

orientation as each of the double storey setbacks, create large south facing terraces to the apartments.

5.28 Full details of the proposed developments appearance are set out within the submitted DAS, however, a summary of the proposed appearance is provided below:

East Elevation

- The building is arranged in a clear classical order, with a bottom, middle and top.
- The base is articulated through large civic scale columns which ground the building, with inset glazing to create active frontages along Deansgate.
- The main body of the facade is clad in a precast polished concrete shingle, with a hit & miss pattern, to create a depth.
- Each of the precast panels are embossed, starting at the base with an Ogee arch which concentrates in scale towards the crown of the building.
- The Ogee arch is in reference to the tracery within the Manchester Cathedral windows

North Elevation

- The front door of the building is located on the north elevation, directly across from the historic Manchester Cathedral.
- The north facade to the Deansgate block is fully glazed and tapered in form.
- The building line is inset at ground & first floor to create an arrival plaza for this significant building.
- A sculptural cruciform column is located at the entrance.
- The north elevation to the Irwell block is clad in precast concrete with the Ogee pattern and texture applied to the lower floors to ground the building.

West Elevation

- The lower ground level benefits from views over the River Irwell on the west and north elevation with the new car park area provided at Level -02.
- The Irwell block has full width projecting balconies and curtain walling to the gable.
- The lower ground levels to this block taper in plan to enable continuation of the river walk.

- A private residents garden is located alongside the River Irwell with a new publicly accessible route along the river with steps up to Victoria Bridge Street and a new platform lift from Victoria Bridge Street to the car park.

South Elevation

- The precast shingles wrap around the Deansgate block to Level 13. The stepped form of the building begins at Level 14 upwards, providing a series of south facing apartments with terraces and juliet balconies, with full height curtain walling.
- The south facade to the Irwell Block is clad in metallic rainscreen and precast concrete cladding.
- The back of house areas including the substation, refuse store are located within the service yard. The cycle store and plant rooms to the lower ground levels are adjacent to the existing car park which has been extended at Level -02.



Visual from Victoria Bridge Street

Materiality and Colour

5.29 The façade will be composed of high quality durable materials appropriate for this significant site and its historic context and colours will complement the adjacent buildings, using metal cladding to give a modern feel. A summary of the material palette to be used in the key elements of the proposals is provided below:

- Singled precast panels - with reference to the Collyhurst sandstone which was used to construct the Grade I listed Manchester Cathedral. The shingle panels will have a polished finish to animate the facade with reflectance and depth;
- The precast panels are embossed in a “hit & miss” arrangement, starting at the base with an Ogee arch which concentrates in scale towards the crown of the building. The Ogee Arch is in reference to the tracery within the Manchester Cathedral windows;
- Clear SG curtain walling system to the ground floor and full height of north façade - to create an elegant and simple form as a back drop to the Cathedral square.



Deansgate Typical Bay



Visuals looking south and north along Deansgate

Landscaping and Public Realm

- 5.30 As mentioned in previous paragraphs within this Section, alongside the built proposals significant new landscaping and areas of public realm will be delivered as part of the overall Renaissance masterplan complex, and applied for through this current planning application.

Landscaping Masterplan

- 5.31 The vision for the Renaissance Site is to transform this vehicular dominated site into a high quality, active streetscape with a series of dwell spaces, and improved pedestrians & cycling connectivity.
- 5.32 An illustrative landscape masterplan has been devised and aims to create breathing space for people, the building and the river, expanding the constricted footpaths where possible to squeeze the

vehicular carriageway and create generous external spaces that are bustling with activity. The use of a cohesive materials palette will unify the streetscape.



Illustrative Landscape/ Public Realm Masterplan

- 5.33 The illustrative masterplan can be divided into five key spaces, each of which has a unique character however, all of which are unified through high quality design and materiality.
- 5.34 An overview plan of the character areas of the entire illustrative landscape/public realm masterplan can be found below.



Landscape/ Public Realm Character Areas

Detailed Proposals in this Application

- 5.35 The Irwell Terrace character area proposals are applied for in detail as part of this planning application, as well as the elements of the Deansgate and Residential Arrival Space character areas where they sit within the Applicant's landownership.

Irwell Terrace

- 5.36 A key feature of the proposed landscape scheme submitted in this application will be new public riverside terrace provided to the south west of the site. The aim of this area is to create a key dwell space in a riverside setting providing a significantly enhanced, and new riverside destination in the City Centre that will be linked by a publicly accessible walkway from both Blackfriars and Victoria Bridges. Food and drink outlets will activate the area while furniture, trees, planting and lighting allow people to stay throughout the day and evening.



CGI of Riverside Public Terrace

- 5.37 Private residential space will also be created as part of the development for the new homes, at the north of the site facing onto the riverside. The aim of the landscaped area is to create an inviting private space for residents to populate in different ways. The space uses trees and planting to spatially break it up which provides multiple smaller dwell options within it.



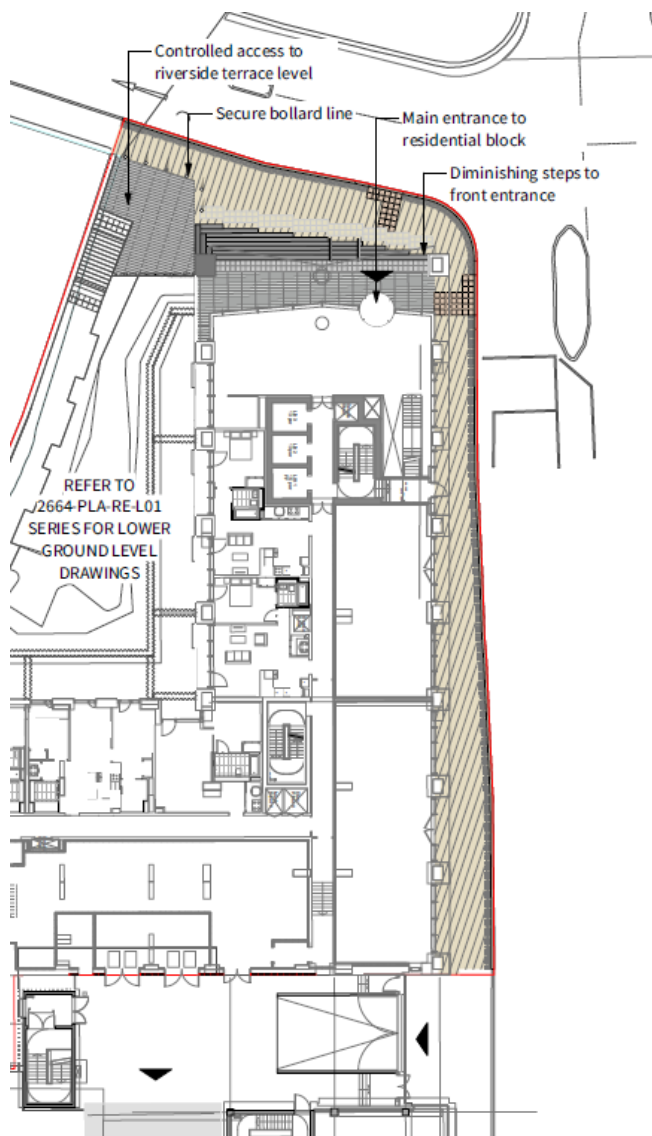
Riverside Private Residential Terrace and Northern Part of Public Riverside Walkway

- 5.38 The riverside terrace incorporates both public and private areas. The residential terrace relates to the residential building to the north and the public terrace occupies the space adjacent to the hotel building. A transition zone separates the two uses for privacy.

Deansgate and Residential Arrival Space

- 5.39 As stated earlier, as well as providing substantial new public realm within its land ownership, the JV also has led on ambitious public realm aspirations for transforming Deansgate with key stakeholders to define the extent and form of the works and how it could be delivered. The illustrative proposals include the potential narrowing of the carriageway on Deansgate to provide transformative new public realm but rely on further discussions and approvals from MCC Highways, TfGM, bus operators and Salford Council.

- 5.40 In the interim, this planning application proposes the initial revitalisation of the existing pavement along Deansgate to make this a more attractive environment and to ensure a high-quality pedestrian route is provided alongside the new active frontages being provided. The proposals are compatible with, and do not prejudice, the wider vision should this be realised in the future.
- 5.41 The extent of the proposed public realm improvements along Deansgate to be implemented within this application is shown in colour on the plan below, bound by the red line.



Delivery of Deansgate Public Realm as part of this Planning Application

Residential Arrival Space

- 5.42 A new entrance area will be created at the northern-most point of the site as part of the public realm. This will be accentuated by the provision of diminishing steps to the front door and ornamental

planning which will frame the entrance and tie into the public realm improvements intended to be provided along Deansgate.

Access and Servicing

- 5.43 Pedestrian access will be provided into the building through multiple entrances. The main entrance to the building will be provided on the north elevation and will allow access into the residential building. Pedestrians will access via a level entrance at ground floor level and will pass through a reception area before accessing the upper floors. A secondary access point is provided to lower ground -2 via the existing adjacent car park.
- 5.44 Separate accesses will be created along Deansgate in accordance with the split of the individual units to be located along this elevation at ground floor level.
- 5.45 A private residents garden is located next to the River Irwell. A new publicly accessible route will be provided along the river with steps up to Victoria Bridge Street, a new platform lift from Blackfriars Street.
- 5.46 Secure cycle storage is provided at lower ground -1. Access to the cycle store is via the existing Blackfriars Street car park ramp. The existing car park entrance will also lead to the new parking area created at Level -02.
- 5.47 The postal lounge is accessed via the ground floor, via reception and down a feature staircase.
- 5.48 The refuse store is located on the south facade, accessed via the existing service yard.

Parking

- 5.49 A new residents car park area will be provided within a covered deck at Level -02 accessed via the existing car park adjacent.
- 5.50 36 no dedicated parking spaces will be provided and assigned to the residential development in this new car parking area which will form an extension of the existing adjacent car park which is to be retained with access maintained along Blackfriars Street and a new fire escape stair to be provided to the car park as part of the Premier House application.
- 5.51 No changes further changes will be made to the below ground parking provision which already exists on site as part of this planning application. However, a simple priority junction with right turn pocket

and 'Keep Clear' markings on Blackfriars Street provides the entrance / exit to the underground multistorey car park, which have already been approved as part of the Premier House application.

- 5.52 The Applicants are exploring potential upgrades to the existing car park (outside of this application's red line boundary), which will be pursued via Building Control as they all relate to internal works and do not need planning permission, including making it safe and compliant with modern day regulations, an accessible lift, disabled car parking spaces, and EV charging points.
- 5.53 The existing car park currently accommodates 360 spaces over three underground levels and is operated by Manchester City Council on a 'pay on arrival' basis for parking up to 24 hours. Annual season tickets are also available for this car park.
- 5.54 Outside of the new designated spaces created the rest of the parking available will therefore remain accessible by members of the public and will not become solely associated with this development or any part of the wider masterplan.
- 5.55 The approach to parking for this development is considered entirely appropriate due to the highly accessible location of the application site, which provides excellent opportunities for access by sustainable modes of travel. Any additional car parking demand associated with resident, staff or visitor car trips to the application site could be accommodated by existing local long-stay public / contract multi-storey car parking provision, as per the historic use of the Renaissance masterplan site.
- 5.56 Cycle parking will support this approach in the form of a secure cycle store located on the lower ground -1 floor, accessed via the existing adjacent car park. This store will accommodate 300 cycles provided on a 1:1 basis in line with the accommodation units. This level of parking is considered to represent an appropriate level of cycle parking supply in the City Centre location.

Summary

- 5.57 This chapter has described the proposed residential development, which is intended to be brought forward as the third phase of development which will, taken together, deliver the comprehensive redevelopment of the Renaissance site with high quality mixed-use development.
- 5.58 The comprehensive redevelopment of this site into a high-quality residential offer with ground floor active uses, including retail and leisure units, is a crucial and fundamental part of the wider masterplan to ensure a development which will finally realise the longstanding strategic aspirations for the site.

6. Statement of Community Involvement

- 6.1 This Section provides an overview of the pre-application consultation process with the Council, other statutory bodies and the local community prior to the submission of the planning application.
- 6.2 It should be noted the wider masterplan proposals have been the subject of a two stage public consultation process. The first stage consultation was undertaken in March 2021 and introduced the JV's vision for the wider site, and the emerging proposals for the hotel and Premier House developments. The second stage comprised a consultation undertaken in July 2021 which focused on the residential proposals and the proposed public realm, which are the subject of this application.
- 6.3 This section is structured into a number of sub-sections and aims to:
- Provide an overview of national and local policy that is relevant to pre-application community engagement in Manchester;
 - Summarise the public consultation for the proposed development undertaken; and
 - Outline the comments received during the pre-application consultation and how these have informed the final proposals.

Planning Policy and Legislative Context

National Planning Policy Framework (2019)

- 6.4 The NPPF sets out that the purpose of the planning system is to help deliver sustainable development and in doing so should be a collective enterprise. The NPPF specifically promotes pre-application engagement and the frontloading of consultation, the purpose being to identify issues that can be resolved at the pre-application stage enabling the planning system to function more effectively and efficiently.
- 6.5 As set out in this section, comprehensive stakeholder and community consultation has taken place prior to the submission of the planning application in full accordance with guidance set out within the NPPF.

Localism Act (2011)

- 6.6 The Localism Act provides the context within which the planning system operates. The Localism Act was given Royal Assent on 15 November 2011, setting out the Government's intention of shifting

power from central Government back into the hands of individuals, communities and councils. The Localism Act introduced a number of changes to government policy including:

- Decentralisation and strengthening local democracy;
- Community empowerment; and
- Re-booting of the planning system including neighbourhood planning.
- This Act places a responsibility on applicants to:
 - Consult communities, having regard to any advice that their local planning authority may provide;
 - Consider any responses before they finalise proposals and submit their applications; and
 - Account for how they have consulted the local community, what comments they have received and how they have taken those comments into account.

Manchester City Council's Pre-Application Engagement Expectations

- 6.7 On 11 June 2018 the Council adopted a refreshed Manchester Statement of Community Involvement ("MSCI") which sets out how residents and other stakeholders can get involved in the preparation of planning policies, frameworks and neighbourhood planning processes in Manchester.
- 6.8 For significant development proposals the MSCI encourages developers to involve the community prior to the submission of the planning application. The responsibility is placed upon the developer to ensure that appropriate pre-application consultation is carried out.
- 6.9 The Applicant's approach to pre-application consultation was underpinned by the general principles set out within the MSCI. A summary of consultation activities undertaken by the Applicants is set out in the remainder of this section of the Planning Statement.

Engagement with Manchester City Council

- 6.10 Pre-application discussions have been held with the LPA on the evolving scheme throughout 2020 and 2021 and, in particular, with regard to the masterplan strategy, the phasing of separate planning applications, and the detailed design of the individual elements of the overall masterplan including the residential and public realm proposals.
- 6.11 A high level summary of key themes discussed with MCC to date that are pertinent to this application is provided below:

- The principle of the masterplan proposals, the proposed uses, the layout, relationship to existing buildings and initial massing options;
- The principle of part-demolition of Premier House to create a residential development plot to the north of the masterplan area;
- The track record of Starwood and PAG as a JV, and the high quality of developments delivered by these parties in the past;
- Agreement of the planning application strategy, the intention to bring forward planning applications for the different masterplan development blocks in phases;
- The design development, massing, materiality and layouts of the proposed residential building;
- The latest plans as well as approach to highways around the site and proposals for wider public realm;
- Information requirements to support the residential application submission;
- Relationship to adopted SRF;
- Consideration of heritage context and key views; and,
- Form and type of landscape/ public realm provision.

6.12 The information that was discussed at these meetings was met positively by officers at the City Council. There is a recognition by MCC that the proposed masterplan strategy is necessary for the comprehensive redevelopment of the Renaissance complex to be deliverable, and that the residential building and new riverside public realm form vital components of the overall redevelopment.

Community Consultation

6.13 The JV has been proactive in its approach to pre-application consultation to maximise meaningful feedback from the local community and key stakeholders. The Applicant sought to agree the approach to community consultation with officers at a very early stage. The community consultation exercise provided members of the public with an opportunity to find out more about the proposed development, to see the emerging plans and to ask questions and engage with the project team should they wish to.

6.14 As the second stage of a two stage public consultation process, the community engagement undertaken specifically for the proposals subject to this application has comprised:

- Pre-application engagement with officers including agreement of the consultation strategy/ approach;

- Preparation of a comprehensive consultation brochure outlining the JV's vision for the wider site and the masterplan proposals, with a focus on residential proposals; the subject of this planning application;
- Setting up a consultation website outlining the proposals, providing the consultation brochure, and inviting comments using a dedicated consultation feedback form;
- Undertaking a letter drop to the local community (residents and businesses) within a consultation area prior agreed with officers, notifying them on the proposals and directing them to the dedicated consultation website;
- Sending letters to local ward councillors inviting comments;
- Engagement and meetings (where appropriate) with key stakeholders, including Manchester Cathedral, Chethams School of Music, Places Matter, and Historic England. Several meetings have taken place with each of the Cathedral and Historic England to discuss the emerging design proposals for the residential building and the approach to public realm.

6.15 The majority of respondents to the first stage consultation were supportive of the proposed masterplan vision including the proposed redevelopment of the part-retained Premier House. There were others who had concerns about the masterplan vision, the relationship of the proposals with its surroundings or who would prefer none of the existing buildings to be retained, however these were a minority.

6.16 Of the 59 consultation responses received from the local community in the first stage of consultation, 33 (56%) said that they were either supportive or partially supportive of the overall redevelopment of the wider Renaissance Complex site. 25 (42%) said they were not supportive of the proposals. 1 respondent (2%) said they were undecided.

6.17 During the second stage of consultation, of the 8 consultation responses received from the local community, 6 (75%) said that they were partially supportive of the overall redevelopment of the wider Renaissance Complex site. 2 (25%) said they were not supportive of the proposals.

6.18 Of those respondents that were partially supportive of the plans, comments include:

- *The current building is horrendous and needs pulling down/refurb but parking is already stretched in the local area and causes issues for residents on Blackfriars St. Query whether there be enough parking in this development.*
- *Too much of our skyline is disappearing due to sky-scraper buildings. This design is adding to it.*

- *The materials look good, the height is in line with previously approved schemes in this location. However I can't support the siphoning off of the riverside as a private residents' garden.*
- *Tower looks great. Riverside should be open to the public.*
- *Fully support the tower. Brilliant design. I cannot fault that. I cannot support the river walk, or lack of it. Over half of it is dedicated to residents.*
- *The proposed residential development is of great quality and will be a welcomed refresh of a tired inactive site. The lack of public realm on the riverfront however is an issue.*

6.19 Some of the key themes from those respondents that were not supportive of the plans include:

- The building design is not attractive.
- The height will obscure the view of the Cathedral.
- Object to the closing of the riverfront for a private residents garden.

6.20 Feedback from the consultation was presented to Manchester City Council during the pre-application meetings. The feedback from the public consultation has been fully considered by the design team to understand people's aspirations and requirements for the site and has influenced the final design of the proposals leading up to submission including:

- Refinement of the design of the residential building;
- Refinement of the public realm design;
- Further testing of views of Manchester Cathedral through the Environmental Impact Assessment;
- Revisions to the riverside public realm to provide a publicly accessible riverside walkway, as well as a further enhancement of the proposed public spaces that will offer a new riverside destination for the City Centre.

7. Planning Policy Framework

- 7.1 This chapter of the Planning Statement summarises relevant local and national planning policies which are relevant to the application proposals.

Statutory Development Plan

- 7.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. For the purpose of this application the Development Plan comprises of:

- The 'saved' policies of the Manchester Unitary Development Plan (adopted July 1995); and
- Manchester's Core Strategy 2012 – 2027 (adopted July 2012).

- 7.3 The Manchester Interactive Proposals Map illustrates that the site falls within the City Centre (Policies CC1 – CC10) and the Regional Centre (Policy EC3). The site is also covered by the Ramada Complex Strategic Regeneration Framework (SRF).

- 7.4 Key policies within the Development Plan are considered below. Other planning policy documents relevant to the proposal which could be deemed “material considerations” will also be taken into account in this Planning Statement, including any relevant Supplementary Planning Documents (SPDs) and guidance (SPGs).

Core Strategy

- 7.5 The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11 July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

- 7.6 **CS Policy SP1 (Spatial Principles)** provides the key spatial principles that will guide the strategic development of Manchester to 2027. The policy encourages the centre to be a focus for economic and commercial development, retail, leisure and cultural activity. Policy SP1 also states that the City Centre is covered by regeneration areas and development should have regard to the character, issues and strategies set out in the prospective plans. This policy also encourages development to minimise

emissions, and to reduce the need to travel by locating development close to jobs, services, education and open space.

- 7.7 **Policy EC3 - The Regional Centre** states that housing will also be an appropriate use within the Regional Centre and should generally be located where higher density development is appropriate.
- 7.8 **CS Policy H1 (Overall Housing Provision)** states approximately 60,000 new dwellings will need to be provided in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year, however the rate of delivery of units will vary across the lifetime of the Core Strategy.
- 7.9 **CS Policy CC3 (Housing)** states that the City Centre will see the most intensive development of housing in the City. It is expected that a minimum of 16,500 new units will be provided from 2010-2027. Residential development in the City Centre will comprise apartment schemes. The Council will encourage accommodation of a high standard which offers accommodation which is large enough to suit a range of occupants, in terms of both the number of rooms and their size.
- 7.10 **CS Policy H8 (Affordable Housing)** states affordable housing or an equivalent financial contribution will be required from residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. New development will contribute to the City-wide target for 20% of new housing provision to be affordable however, developers are expected to use the 20% target as a starting point for calculating affordable housing provision. Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate.
- 7.11 **Policy CC 2 (Retail)** states that the Council will promote the growth and improvement of retail provision in the City Centre. Approximately 70,000 square metres net of new comparison retail floorspace will be provided in the City Centre over the plan period. Within the City Centre comparison retail development will be concentrated within the Primary Shopping Area (PSA), followed by accessible locations on the edge of the PSA.
- 7.12 **Policy CC6 – City Centre High Density Development** states that City Centre development will generally be high-density and will need to have regard to the Council's approach to tall buildings (Policy EN2). Overall the policy emphasises that high-density development will continue to be supported throughout the City Centre.

- 7.13 **Policy CC 7 (Mixed Use Development)** emphasises that the City Centre presents the most viable opportunities for mixed-use development and, in general, these will be promoted as a means of using land as efficiently as possible. Active ground floor uses are stated to be appropriate in locations which have an established public function or as part of a development that will create such an environment.
- 7.14 **Policy CC 8 (Change and Renewal)** states that the approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. The policy emphasises that developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character. Within areas identified for large-scale redevelopment proposals, they will be expected to be prepared within an approved development framework.
- 7.15 **Policy CC9 (Design and Heritage)** expects the design of new buildings to be of the highest standard in terms of appearance and function. It states:

"Development in Manchester City Centre should preserve and enhance the heritage assets that have been identified, including list buildings, conservation areas and scheduled ancient monuments".

- 7.16 Furthermore, the policy states that the Council will support high density development in the City Centre but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. The 14 Conservation Areas and numerous listed buildings in the City Centre are essential to the City's sense of place, providing aesthetic quality and strong references to the City's past. Developments will need to enhance the appearance and use of the City Centre and not compromise its environmental quality.
- 7.17 **Policy CC10 (A Place for Everyone)** states the City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through uses which increase the diversity of activity in the City Centre and high standards of accessibility to buildings and across spaces in the City Centre.
- 7.18 **CS Policy EN 1 (Design Principles and Strategic Character Areas)** states that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. In terms of the City Centre Character Area, developers will be expected to consider the City's heritage and continue the rich pattern of activity in the core area.

- 7.19 **CS Policy EN2 (Tall Buildings)** states that proposals for tall buildings will be supported where it can be demonstrated that they:
- Are of excellent design quality;
 - Are appropriately located;
 - Contribute positively to sustainability;
 - Contribute positively to place making, for example as a landmark building, by terminating a view or by signposting a facility of significance, and
 - Will bring significant regeneration benefits
- 7.20 The policy also requires applications to demonstrate that proposals for tall buildings are viable and deliverable.
- 7.21 **Policy EN 3 (Heritage)** relates to heritage and states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of the City Centre. The policy requires new developments to be designed so that they preserve, or enhance the historic environment, character, setting and accessibility of listed buildings and conservation areas. It is expected that an appropriate appraisal will be carried out by developers of issues relating to heritage assets.
- 7.22 **Policy EN 4 – (Reducing CO2 Emissions)** this policy targets the reducing of CO2 emissions through the following of the energy hierarchy, firstly reducing the need for energy through efficient design measures, followed by clean energy and lastly, the application of renewable or LZC technologies. In addition to this point, MCC state within this policy all new development is required to use building materials that have low embodied carbon.
- 7.23 **Policy EN9 (Green Infrastructure)** states that new development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises the Council also encourages developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure.
- 7.24 **CS Policy DM 1 (Development Management)** states that all development should have regard to the stated specific issues, including appropriate siting, layout, scale, form, massing, materials and detail; impact on the surrounding areas in terms of design, scale and appearance of the proposed development; community safety and crime prevention; and refuse storage and collection.

Other Relevant Core Strategy Policies

7.25 The following additional Core Strategy policies are relevant to this planning application:

- Policy CC5 – Transport
- Policy T1 – Sustainable Transport
- Policy T2 – Accessible areas of opportunity and need
- Policy EN6 – Target Framework for CO2 reductions from low or zero carbon energy supplies
- Policy EN8 – Adaptation to Climate Change
- Policy EN16 – Air Quality
- Policy EN14 – Flood Risk
- Policy EN15 - Biodiversity and Geological Conservation
- Policy EN17 - Water Quality
- Policy EN18 - Contaminated Land
- Policy EN19 – Waste
- Policy PA1 – Developer Contributions
- Policy DM1 – Development Management

Saved UDP Policies (2004)

7.26 **Policy 19.1 (Listed Buildings)** – seeks to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

7.27 **Policy RC20 (City Centre)** – the site lies in Area 3 (Arndale Centre/Market Place) where the Council intends to safeguard the predominantly retail character of the main shopping streets, whilst also encouraging the limited introduction of public houses, cafés and further residential uses.

Other Relevant UDP Policies

7.28 The following additional Core Strategy policies are relevant to this planning application:

- Citywide Development Control Policy DC7 (New Housing Development)
- Citywide Development Control Policy DC14 (Shopfronts)

- Citywide Development Control Policy DC19 (Listed Buildings)
- Citywide Development Control Policy DC20 (Archaeology)
- Citywide Development Control Policy DC26 (Development and Noise)

National Planning Policy Framework (NPPF)

- 7.29 The newly updated NPPF was published in 2021 and contains the Government's most up-to-date planning guidance. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a significant material consideration in the determination of this application. The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development.

The Presumption in Favour of Sustainable Development

- 7.30 Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 of the 2019 Framework sets out the presumption in favour of sustainable development and the application of the policy for decision making states:

"Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, of the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*³

Building a Strong and Competitive Economy

- 7.31 The Framework confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Paragraph 81 states that *"significant weight should be*

³ NPPF, page 6, paragraph 11

placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development”.

Ensuring the Vitality of Town Centres

- 7.32 Town centre policies are dealt with at section 7 of the NPPF under the title “ensuring the vitality of town centres”. Paragraph 86 of the national policy document explains that:

“Planning policies should define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters”.

Promoting Sustainable Transport

- 7.33 The NPPF sets out that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

Making Effective Use of Land

- 7.34 Paragraph 119 sets out that decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Achieving Well Designed Places

- 7.35 Paragraph 126 sets out that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. At paragraph 134, the NPPF states that:

- 7.36 *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

Conserving and enhancing the historic environment

7.37 Paragraph 190 confirms that:

"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats"

7.38 Paragraph 194 goes on to state that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Other Material Considerations

7.39 There are a series of Supplementary Planning Guidance which are relevant to the determination of this application. They are addressed in turn below.

Supplementary Planning Guidance

Guide to Development in Manchester SPD and Planning Guidance (2007)

7.40 Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, such as high quality developments that are safe, secure and accessible to all. The document summarises the main development principles in Manchester and encourages developers and investors to apply these consistently. The document also provides details regarding the delivery of achievable and financially viable approaches to all aspects of sustainability.

The Manchester Strategy

7.41 The Manchester Strategy sets out a long-term vision for the city following a period of consultation in 2015. The vision includes the objective to build more houses to improve on the existing housing stock.

Manchester Climate Change Strategy 2017-50

- 7.42 This document represents the most up to date Climate Change Strategy for Manchester which sits as a key part of the overarching policy framework 'Our Manchester', the city's strategy for 2016-25.
- 7.43 This document provides a strong vision for 2050 with Manchester playing a full part in limiting the impacts of climate change, locally and globally. It sets out key objectives for achieving the targets set out within local, national and global policy, relating to key areas such as transport, education and engagement, waste, green spaces, energy efficiency and buildings, and provides implementation, monitoring and reporting guidelines to ensure that progression is made.

Green and Blue Infrastructure

- 7.44 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The objectives of the Strategy include using appropriate infrastructure to create successful neighbourhoods and support the city's growth.

City Centre Strategic Plan (2015-2018)

- 7.45 The Economy Scrutiny Committee on 24 February 2016 and the Executive Committee on 2 March 2016 both agreed to approve the publication of the final City Centre Strategic Plan 2015-2018.
- 7.46 The Strategic Plan seeks to update the vision for the City Centre within the current economic and strategic context, outline the direction of travel and key priorities over the next few years in each of the City Centre neighbourhoods, and describe the partnerships in place to deliver those priorities.

Manchester Residential Growth Strategy (2016)

- 7.47 In March 2016 the Executive endorsed the Manchester Residential Growth Strategy which set a minimum target of 25,000 new homes to be delivered within the city by 2025. The Residential Growth Strategy proposes a set of priorities to support the city's sustained economic growth and ensure that there are affordably priced houses and apartments for sale and rent, which meet the needs of economically active households who want to live in the city.
- 7.48 The Growth Strategy comprises 6 key objectives:
- Increase house building on existing and new sites;
 - Improve the quality and sustainability of the city's housing;

- Increase opportunities for home-ownership;
- Expand the family housing offer;
- Professionalise the private rented sector across the city; and
- Provide appropriate housing options for retirement living.

Manchester Residential Quality Guidance (2016)

- 7.49 The City Council's Executive has recently endorsed the Manchester Residential Quality Guidance. As such, the document is now a material planning consideration in the determination of planning applications and weight should be given to this document in decision making.
- 7.50 The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighbourhood and a place for everyone to live.

National Planning Practice Guidance

- 7.51 The National Planning Practice Guidance (NPPG) was introduced in March 2014 and replaced a significant amount of former guidance, in the form of Planning Policy Guidance Notes and Planning Policy Statements. The NPPG provides further detail regarding a range of issues, building upon the principles of the NPPF.

Summary

This chapter has identified a series of Development Plan Documents and other material considerations to be taken in to account in the determination of this application. The planning policy framework is fully supportive of the proposed development on this site, which will deliver a high-quality new residential development in accordance with the statutory Development Plan and the objectives set out by national planning policy.

8. Planning Assessment

8.1 This chapter of the Planning Statement assesses the proposed development against the most relevant local planning policies and in light of other material planning considerations. It demonstrates that the proposed development accords with the Development Plan and supports the Council's aspirations for the regeneration of the site.

8.2 Please note this section does not provide assessment of the application proposals against every Development Plan policy. Compliance against environmental and technical-based planning policies is provided in the individual technical reports submitted in support of the application, which are also summarised in the next chapter.

8.3 Based on the nature of the proposed development, having regard to the statutory Development Plan for Manchester and other material considerations, we consider the key matters in assessing the scheme are as follows:

- *Catalyst for Regeneration;*
- *Principle of Development;*
- *Residential Quality;*
- *Affordable Housing and Viability;*
- *Heritage;*
- *Design Issues and Historic England Guidance on Tall Buildings;*
- *The Architectural Quality of the Building;*
- *Impact on Townscape;*
- *Credibility of the Design;*
- *Sustainability Benefits;*
- *Provisions of a Well-Designed Environment;*
- *Economic Benefits and Job Creation;*
- *Effect on the Local Environment; and,*
- *Blue and Green Infrastructure.*

Catalyst for Regeneration

- 8.4 Regeneration is an important planning consideration. Over the past fifteen years MCC has successfully regenerated areas such as Piccadilly, Spinningfields, the commercial core, around Manchester Central, the Northern Quarter, the Civic Quarter and Castlefield. This is an ongoing process and much remains to be done if the City Centre is to remain competitive.
- 8.5 Manchester City Centre is the primary economic driver in the City Region and is crucial to its longer term economic success. It is essential therefore that the City Centre and surrounding areas continue to grow and provide new development that is supportive of regeneration principles, in particular residential development supported by employment opportunities and retail uses.
- 8.6 The site is located within the Regional and City Centre, which has and continues to be a focus for major public and private investment. This building has been identified in the Ramada Complex SRF as a site that needs to be visually and physically improved, with existing buildings forming part of the wider site representing a significant blight on this part of the City Centre which is in a prominent location. As such the SRF identifies the site as representing 'a missing piece of the regeneration jigsaw' and comments that 'its regeneration would be genuinely transformational'.
- 8.7 The wider Renaissance site has been earmarked for regeneration for over twenty years. It is the last undeveloped site within the 1999 City Centre Renewal Masterplan, which was prepared following the 1996 bombing, and a long-standing strategic regeneration priority for the City Council. It is located on a key gateway site at the northern end of Deansgate, but currently makes no positive contribution to the visual appearance or vitality of the area.
- 8.8 As shown in the planning history section of this statement, the site has been subject to previous plans for redevelopment. This includes a previous planning application first approved in 2008 (now lapsed) and a Strategic Regeneration Framework (SRF) subsequently prepared for the site in 2018. However, despite two decades of substantial investment in the surrounding area through the public and private sectors, the wider Renaissance complex site remains undeveloped.
- 8.9 The provision of a new residential development represents a critical and fundamental part of the Applicant's holistic masterplan proposals for the site. The vision is to deliver a comprehensive mixed-use regeneration scheme comprising a market-leading hotel, offices and new residential development with supporting uses such as retail and leisure and new public realm. The residential part of this vision is to be delivered as part of this application and the other uses all form part of separate applications already approved by the Council. Whilst these elements are being proposed

under separate planning applications, in agreement with the City Council's planning officers, each element is critical to the deliverability of the overall scheme. As such, the redevelopment of the application site is fundamental to the overall vision and will help to finally realise the redevelopment of the Renaissance complex in accordance with the aspirations of the City Council and the endorsed SRF for the site.

- 8.10 The City Council acknowledges within the Ramada Complex SRF that the site *'visually and physically represents a significant blight on this part of the City Centre'* and has the potential to be a landmark development with best-in-class hotel, commercial and residential uses, buildings of scale, and facilitate the rebalancing of Deansgate. This document is a material consideration in the determination of this application; and clearly the proposals to deliver a first class residential building with active ground floor uses will make an important contribution in the short term to delivering this vision.
- 8.11 As the third and final application for the Applicants' proposed redevelopment of the wider Renaissance hotel complex, the residential and riverside public realm proposals set out in this application will therefore complete the realisation of the site's potential for redevelopment. The proposals will partially sit on the northern part of the existing Premier House footprint, which will be demolished under approved prior approval application (Ref: 130049/DEM/2021). The redevelopment of this northern-most part of the site and the transformation of the riverside environment will therefore complement the refurbishment proposals for the remainder of Premier House and will fully transform this part of the site into a thriving mixed-use neighbourhood which will add to the offer within the local area.

Principle of Development

- 8.12 The principle of residential-led development at the site is supported by a suite of national, regional, and local planning policies and strategic frameworks.
- 8.13 The proposal would redevelop a site located on a key route within the City Centre and would help to transform a brownfield site which has been long overdue an overhaul. The development would improve the perception and image of the area and the City and could act as a catalyst for further regeneration within the surrounding area, supported by the various other applications which have been made for the remainder of the Renaissance hotel complex (hotel redevelopment and Premier House refurbishment).

- 8.14 Manchester's population is expected to increase to 581,300 by 2027⁴, and this, together with trends and changes in household formation, requires additional housing. 60,000 new homes as set out by Policy H1 of the Core Strategy (3,333 per annum). The proposal would therefore contribute to this need within a part of the City that has been identified as being suitable for further residential development.
- 8.15 Residential development would also be consistent with a number of the Greater Manchester Strategy's key growth priorities, delivering homes to meet the demands of a growing economy and population, in a well-connected location, adjacent to major employment and promoting sustained economic growth within the City.
- 8.16 The proposed development will support the creation of a strong, vibrant and healthy community through the creation of 300 no. new households, with the great majority of the population created being of working age. The expenditure generated by the new residents is estimated to be around £138,540 per week and £7,204,080 per annum.
- 8.17 There will be significant expenditure from workers during the construction period. Based on the assumption that 60% of the FTE construction workers would spend £6 a day for 232 days a year, a gross spend of circa £2,367,792 during the demolition and construction works is expected.
- 8.18 Clearly the principle of the proposed use is already established in this area of the City Centre, both for a residential development and in addition the use of the ground floor as retail/ food and beverage/ leisure uses. The provision of a high quality mix of uses in the City Centre is further supported by the adopted Core Strategy Policies CC1, CC2 and CC7.
- 8.19 Furthermore, the adopted Ramada Complex SRF identifies the redevelopment of the wider Renaissance site as being appropriate to accommodate mixed-use development with a key focus on the provision of a distinctive residential offer with active ground floor uses.
- 8.20 The SRF sets out the aspiration to deliver a mix of one, two and three bedroom high quality residential apartments which will contribute to the overall balanced supply of housing for Manchester to meet a diverse range of people and families wishing to live in the City Centre. It is recognised in the SRF that these new homes are essential to attract a professional and skilled workforce that will support the continued economic growth of Manchester.
- 8.21 The SRF also outlines the market position for Manchester and highlights its exponential growth over the past years, which has seen the highest number of residential units under construction recorded in

⁴ Page 97 of The Core Strategy

ten years. Due to historic undersupply, however, it is noted there still remains a significant shortfall against the Manchester Residential Growth Strategy (2016) target to provide 25,000 new homes in a ten-year period between 2016 and 2025. The application proposals therefore are wholly supported by the aims of the Ramada Complex SRF and the provision of 300 high-quality residential units will help alleviate the historic undersupply within the City Centre, thereby contributing towards the targets as set out by the Growth Strategy.

- 8.22 Given the above, the principle of a residential-led development, supported by active ground floor uses, as part of the masterplan proposals for the Renaissance site is clearly acceptable in principle, will delivery substantial benefits, accords with the Development Plan and is supported by a wealth of strategic planning policy.

Residential Quality

- 8.23 The proposal would regenerate a previously developed site with a high-quality development and would be in keeping with the aspirations of the Council's Residential Growth Strategy.
- 8.24 The design of the individual residential apartments has evolved with reference to the overarching principles of the Manchester Residential Quality Guidance, as well as the key design aspirations relating to thresholds, space and daylight, storage, and privacy. In addition, the design of the apartments has been considered in light of the space standards referred to within the document and the layout and planning of the units evolved to ensure the apartments make best use of the space, and views, afforded to them. This is illustrated on the proposed floorplans submitted with the application.
- 8.25 All apartments have bedrooms meeting the minimum Nationally Described Space Standard with some apartments exceeding this standard. In addition, a number of additional communal areas are provided within the building for residents to use, and help foster a sense of community, including a residents gym and a roof terrace which contributes to the external amenity space for residents.
- 8.26 The development contains a mix of 34.7% one-bedroom apartments (104.no), 61% 2-bedroom apartments (183.no), 3% 3-bedroom apartments (9.no) and 1.3% 4-bedroom apartments (4.no) providing an appropriate mix and type of apartments, which is broadly in accordance with the relevant standards. This tenure helps with the overall viability and deliverability of the scheme (and its substantial benefits) and will increase supply, meet a range of needs, and be particularly suitable for certain locations, particularly within the City Centre.

- 8.27 PRS schemes are beneficial in a number of ways including: the potential to accelerate delivery; free-up existing family units; offering longer term tenancies/more certainty over long term availability; and ensuring high quality management through single ownership.

Affordable Housing and Viability

- 8.28 The NPPG sets out that Local Planning Authorities should seek to ensure that policies surrounding developer contributions does not impact on the deliverability. The NPPG states:

"Viability assessment should not compromise sustainable development but should be used to ensure that policies are realistic, and that the total cumulative cost of all relevant policies will not undermine deliverability of the plan."

- 8.29 Core Strategy Policy H8 requires that on all residential developments of 0.3 hectares and above, or where 15 or more units are proposed, a contribution should be made to the City-wide target for 20% of new housing provision to be affordable. The policy states that there may be exemptions where either a financial viability assessment is conducted that demonstrates that it is not viable to deliver affordable housing; or where material considerations indicate that intermediate or social rented housing would be inappropriate.
- 8.30 A detailed Viability Assessment has been submitted in support of the residential component of the planning application which, in an open book format, considers the financial viability of the proposals; taking into account development costs and challenges associated with this site, and the anticipated value of the proposed development on completion. The Applicant is committed to making a significant contribution of over £750,000 to deliver new public realm and landscaping as part of the proposals, alongside the delivery of a high-quality residential building that will have significant regenerative impacts. These factors will need to be considered as part of the viability assessment and the ability for the proposals to contribute to other public benefits, which would include affordable housing. Discussions will continue with the Council following the submission of the planning application around viability and the ability to provide affordable housing.
- 8.31 Notwithstanding the above, a high-quality residential development that helps to finally unlock this strategic development site, and the provision of a variety of unit sizes and price points, will assist in diversifying the housing market in the City and would deliver substantial regeneration benefits by developing a strategically important, under used site, which detracts from the vitality and viability of the area.

Heritage Impact

- 8.32 There are no heritage assets within the site, but it is close to conservation areas and a number of listed buildings. Therefore, in determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings.
- 8.33 A review of the history and development of the Application Site and surrounding area has therefore been undertaken within the Heritage Statement prepared by Turley in support of this application which has also been assessed within the supporting Environmental Statement. The Heritage Report outlines the significance and setting of heritage assets surrounding the site and the potential for these to be affected by the Proposed Development.
- 8.34 This report sets out that in its current vacant and deteriorated state, and due to the blank elevations it presents to surrounding streets, the existing Renaissance complex detracts from the significance of Manchester Cathedral and the character and appearance of the associated conservation area. It is negative in its relationship with Deansgate, Blackfriars Street, the River Irwell and the Grade II listed bridge crossings. The length of inactive frontage presented to Deansgate creates a weak transition between the St Ann's Square and Parsonage Gardens Conservation Areas in the south and the Cathedral Conservation Area to the north, discouraging movement northwards.
- 8.35 With regard to an assessment of heritage assets with potential to be affected by the Proposed Development, it is therefore concluded that there would be no harm to the significance of:
- Blackfriars Bridge;
 - The Blackfriars Street group;
 - 4 Booth Street;
 - 62 Chapel Street;
 - The Church of the Sacred Trinity or Salford War Memorial;
 - Haywards Building;
 - Barton Arcade;
 - The Royal Exchange;
 - The Cateaton Street Group;
 - The Former Corn and Produce Exchange;

- The Chethams complex;
- Victoria Bridge;
- Parsonage Gardens Conservation Area;
- St Ann's Conservation Area; or
- The Hanging Bridge.

- 8.36 The Proposed Development, as stated by the Heritage Report, will (in respect of these assets) meet the objectives of Paragraphs 197, 199 and 206 of the NPPF and the requirements of s.66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.
- 8.37 The Heritage Statement states that the Proposed Development will have both positive and negative effects on Manchester Cathedral and the Cathedral Conservation Area. Positive effects include redevelopment of the existing vacant deteriorated Renaissance complex, the creation of active frontage and improved connections on Deansgate, including a building of high quality that has been designed to respond to its context.
- 8.38 Harm to the significance of the Grade I listed Manchester Cathedral and the Cathedral Conservation Area has, however, been identified by the Heritage Report due to the degree of distraction the tallest residential building will create and the resultant reduction in visual dominance of the Cathedral. Taking into consideration the existing setting of the Cathedral and conservation area, and the extent to which taller buildings already influence their setting and significance, it is concluded in the Heritage Statement that the level of harm caused to both assets would be 'less than substantial' (moderate in the case of the Cathedral and minor in the case of the conservation area). This was also agreed by Historic England within their Pre-Application Response (dated 12 July 2021).
- 8.39 It should also be noted that the submitted Viability Assessment also tested an earlier iteration of the residential building at a lower height (ground + 23 storeys), which is deemed unviable. This demonstrates that the proposed development is the minimum quantum of development required to deliver a viable scheme and provide the significant regenerative and public realm benefits to the site and the surrounding area.
- 8.40 Given the conclusion that level of harm caused would be 'less than substantial', paragraph 202 of the NPPF is therefore engaged with states the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

- 8.41 The NPPF is also clear that in applying ‘great weight’ to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The Grade I listed status of the Cathedral should therefore be taken into consideration.
- 8.42 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF.
- 8.43 Given the above, a full review of the public benefits of the Proposed Development have been provided in Section 10 of this Statement. These benefits are considered substantial and therefore outweigh the identified harm as set out above.
- 8.44 It is therefore considered the development can accord with National Planning Policy and will be in accordance key Policies CC9 and DC19.1 of the Core Strategy.

Design Issues and Historic England Guidance on Tall Buildings

- 8.45 Core Strategy Policy EN2 states that proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to place making and will bring significant regeneration benefits.
- 8.46 With the building including a building of up to 26 storeys (plus ground floor), the proposal is considered to be a tall building and needs to be assessed against Core Strategy Policies that relate to Tall Buildings and the criteria as set out in Historic England’s Advice Note 4 Tall Buildings (December 2015), which updates the Guidance on Tall Buildings Document published by English Heritage and CABI.
- 8.47 Manchester’s Guide to Development SPD states that the Council “requires such proposals to be presented in the context of the CABI and English Heritage (Historic England) guidance for assessing tall buildings. The proposal is also assessed against the Manchester Core Strategy Policy EN2 on Tall Buildings. As such, a detailed Tall Buildings Statement has been prepared by Avison Young to support this application which should be read in conjunction with this Planning Statement. A summary of key themes taken from the Tall Building Statement are however, provided below.

The Architectural Quality of the Building

- 8.48 The proposals would result in a high-quality landmark building that would be appropriate to its context.
- 8.49 The key factors to evaluate are the buildings scale, form, massing, proportion and silhouette, materials and its relationship to other structures. The Core Strategy requires that tall buildings complement the City's existing buildings and make a positive contribution to the creation of a unique, attractive and distinctive City.
- 8.50 The site has been identified as a site within the Ramada Complex SRF, which seeks to transform the area from currently underutilised land into a new landmark City Centre destination, along one of the key routes within Manchester City Centre. The SRF recognises there is opportunities for tall buildings within the Complex area and identifies the northern part of the masterplan area as a key location for buildings of height, nearest to the Cathedral.
- 8.51 A comprehensive Design and Access statement has been prepared to demonstrate how the different elements sit not only alongside each other but also within the wider site context. The layout has been developed to pick up on the site geometries, aspects, and focal points of this key area, resulting in an 'L' shaped building in plan with the Irwell block terminating at level 14 and the Deansgate block continuing in a stepped form to level 26.
- 8.52 The building's scale is concentrated to the north to act as a gateway arrival point at Deansgate but the taller block within the scheme has been set back from the northern site boundary to ensure views of the Cathedral are not obscured but instead a framing effect is created. The progression of scale is also in response to the building's orientation as each of the double storey setbacks, create large south facing terraces to the apartments. The composition of scale of the building has therefore taken into account the surrounding heritage context whilst also making best use of the buildings orientation and ensuring height is concentrated in areas identified within the SRF as appropriate for increased height.
- 8.53 The external appearance of the detailed residential building has also been carefully considered; both in terms of its immediate context and through the interrogation of more distant vistas.
- 8.54 The building is arranged in a clear classical order, with a bottom, middle and top. The base is articulated through large civic scale columns which ground the building, with inset glazing to create active frontages along Deansgate and the main body of the facade is clad in a precast polished concrete shingle panels, which have reference to the Collyhurst sandstone which was used to construct the Grade I listed Manchester Cathedral.

- 8.55 The precast panels are embossed in a “hit & miss” arrangement, starting at the base with an Ogee arch which concentrates in scale towards the crown of the building and creates depth. The Ogee Arch is in reference to the tracery within the Manchester Cathedral windows.
- 8.56 The north facade is then tapered with full height curtain walling to create an elegant and simple form as a back drop to the Cathedral square.
- 8.57 The materiality has therefore been considered to not only provide an appropriate façade treatment for a tall building in respect of deliverability, buildability and future maintenance but also in line with historic context of the site and the key listed buildings which are in close proximity.
- 8.58 The transparent faces of the elevations will additionally enhance views and daylight from and into the building and the benefits received from the glazing are further enhanced by the wrap around curtain glazing that is provided on ground level, which also enhances security and active frontage on to the street.

Impact on Townscape

- 8.59 The Ramada Complex SRF recognises that the site presently, visually and physically, represents a blight on this part of the City Centre on one of the city's busiest retail thoroughfares. MCC is committed through the SRF to maximising the regeneration potential which is encapsulated within the site, which needs to be of the scale and nature that will transform and help regenerate not only the site but the immediate surrounding area.
- 8.60 The proposals have sought to respond to the vision contained within the SRF and seek to complement both the existing and emerging development context in the area. The building proposes active ground floor uses, which will be highlighted by curtain glazing, including retail and leisure uses, with the upper floors of the building containing an additional ground + 13 storeys and 26 storeys, which comprise residential units and amenity space.
- 8.61 The proposed heights reflect the SRF's aspirations for a landmark, high density development, and will contribute positively to the townscape, legibility, and regeneration benefits that are set out within the Ramada Complex SRF. The height of the tower has been carefully considered in relation to its historic context, its regenerative benefits, and the viability challenges of finally delivering development on this strategically important site.
- 8.62 The form of the tower, including its stepped form, responds to the retained Premier House as part of the wider Renaissance masterplan and helps ensure that the massing of the building does not appear overbearing. The heights are also in compliance with the parameters as set out within the Ramada

Complex SRF sitting below the maximum heights iterated in the document (up to 40 storeys) and have been proposed some 9 storeys below the maximum height of the previously consented scheme for the site which was proposed at 35 storeys.

- 8.63 The proposed scale of the building will therefore be appropriate within its location, responding well to the surrounding development and will represent a more considered scheme when compared with past approvals and with particular regard to the impact upon the surrounding heritage context. This has also been recognised by Historic England who state that the proposals would *“better respect the significance of the Cathedral than those [previously] permitted or shown in the Ramada SRF.”*
- 8.64 The proposals would create a strong animated street frontage to the surrounding streets, in particular Deansgate where active units are proposed. These uses will help re-integrate the site into its urban context and reinforce the character of the streetscape and sense of scale. The opening up and enhancement of the riverside elevation, and creation of a new riverside walkway and leisure destination, would in addition significantly improve the environment surrounding the site and would help to re-connect it with the river adding activity and vitality at ground floor level.
- 8.65 The development has been worked up following advice from Manchester City Council and Places Matter to ensure the development achieves a high-quality build which complements its surroundings. The proposals are consequently appropriate in scale and respond to the existing and emerging townscape context of the area, including the proposals for the rest of the Renaissance masterplan site.
- 8.66 The application is also supported by a full Townscape Visual Impact Assessment which sits within the Environmental Statement submitted. This Assessment concludes that upon completion:
- Effects on the Cathedral Conservation Area townscape setting would be Moderate Beneficial/ Long Term/ Permanent at a local level. The site sits directly adjacent to this character area and the Proposed Development will be perceived from the southern and eastern portion of the area. This change will be a positive change to the townscape quality and character.
 - The site sits within the City Centre Retail TCA, there would be Moderate Beneficial/ Long Term/ Permanent effects at a local level. The change would be perceived within the western portion of the TCA, and the change would be positive, improving the townscape and quality of the site and its immediate setting.
 - Effects on the remaining townscape character areas are assessed as Neutral/ Long Term / Permanent at a Local Level. There is limited intervisibility between these character areas and the

site, and where the Proposed Development can be perceived the change would not be at odds with the townscape.

- Effects on the townscape character upon completion are beneficial or neutral and are not assessed as significant.

Credibility of the Design

- 8.67 The proposals have been prepared by an experienced Applicant and design team familiar with the issues associated with developing high-quality buildings in this part of Manchester in particular, and with the commitment and funding to deliver a project of high quality.
- 8.68 SCG and PAG are like-minded partners that share a vision and commitment to deliver a stand-out development at the site of the Renaissance complex. The complementary skill sets and combined real estate experience, including Starwood Capital's unique track record and Property Alliance Group's City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester.

Provisions of a Well-Designed Environment

- 8.69 The proposed development has been designed as a comprehensive residential-led development with new riverside public realm to deliver a critical part of the vision of the Ramada Complex SRF. The development relates to the surrounding context whilst providing a well-designed environment for future occupiers.
- 8.70 The design of the individual residential apartments has evolved with reference to the overarching principles of the Manchester Residential Quality Guidance, as well as the key design aspirations relating to thresholds, space and daylight, storage, and privacy. In addition, the design of the units has been considered in order to make best use of the space, views afforded to them and orientation of the building, and the ability to provide outdoor amenity space where possible.
- 8.71 The design has evolved in response to consultation with Manchester City Council and various statutory and non-statutory consultees. The external appearance reflects the strategic location along a key route within Manchester City Centre so as to be read as a landmark development and visually engage with the diverse architectural vocabulary of the neighbourhood.
- 8.72 Core Strategy policies CC9 (Design and Heritage) and EN1 (Design Principles and Strategic Character Areas) expect the design of new buildings to be of the highest standard in terms of appearance and

function. In particular, the policies state that attention should be given to the City Centre context and character.

- 8.73 The proposed development is being purposefully designed to create a distinctive, high quality residential development which will attract residents to this location and the Applicant has sought a collaborative approach to the architecture for the external appearance that relates to the surrounding context, including the historical context of the site. The internal layouts have been configured to suit the end use of the site, to provide well-functioning residential floorspace that makes best use of the buildings location and the building has been designed to a very high standard to ensure that it provides an exciting and innovative design that aids in the revitalisation of this area.
- 8.74 The proposed materials marry well with the local area and have been developed in conjunction with feedback from planning officers during the pre-application process. The proposed elevational treatment includes nods to the nearby Manchester Cathedral and will result in a truly transformational piece of architecture. The proposals will also open up the site, in particular along Deansgate and the riverside, with active uses and amenity space which will create truly inviting spaces that will draw people into the building and the area and will provide residents with first class facilities. The proposed redevelopment has in addition been designed with the other elements of the JV's holistic masterplan redevelopment proposals in mind and will sit comfortably adjacent to these developments with a complementary material palette.
- 8.75 The external treatment is re-envisioned to change the poor public perception of the Renaissance complex and the northern end of Deansgate as a whole. The proposals provide an injection of new life into the site and its surrounding area, complementary to the refurbishment of the adjacent hotel and Premier House building and will build upon the character of the masterplan site.
- 8.76 The existing public realm is car dominated, or uninviting, and currently adds little to the surrounding walking environment. The improvements to the public realm comprising of re-invigorated paving and areas of ornamental planting will create a high-quality street environment that is more pedestrian focused. This will draw people into the entrance of the building located specifically on the north most point of the site and will marry well with the active frontages to be provided along the key elevations of the development, driving footfall in this location
- 8.77 Importantly, improvements to the public realm will also be made to the Irwell riverside in the form of the new terrace area and publicly accessible walkway. This will open up the River Irwell to the public, making this a destination where people will want to spend time within and interact with the surrounding environment. This area will comprise of seating areas to encourage social interaction,

relaxation and a sense of community and the terrace, alongside the upgrades to the public realm along Deansgate, will be enhanced with high-quality planting in the form of trees, planters and shrubs which will bring the area to life and add vibrancy back into these forgotten spaces. New vegetation will also support climate change objectives and will contribute towards the reduction of CO2 emissions.

- 8.78 The proposed development thus represents a well-designed, highly sustainable, credible and deliverable development, which has been influenced by meetings with officers and key stakeholders during the design development / prior to the application's submission. The proposals are consequently demonstrated to be in full accordance with Core Strategy Policies CC9, EN1 and EN2. The scheme represents an innovative and high quality design which accords with local planning guidance, in line with the design quality aspirations set out in the NPPF and the Ramada Complex SRF.

Sustainability Benefits

- 8.79 An Energy Statement has been prepared in support of this application which outlines the keyways in which the development of the site has sought to reflect sustainability principles. The Applicant is committed to producing a truly sustainable overhaul of the Renaissance complex and alongside its already incredible carbon savings which are set to be made through the refurbishment of existing buildings on site, dealt with via separate applications, the proposals sought under this application will give rise to a series of energy efficiency benefits and carbon reductions, including:
- Specification of thermal insulation and air permeability standards to exceed the minimum standards contained within Part L 2013;
 - Lighting design will utilise 100% low energy light fittings;
 - The use of Mechanical Heat Recovery Ventilation (MVHR);
 - Use of smart space heating controls including integrated programmer and thermostat;
 - The use of Waste Water Heat Recovery (WWHR);
 - The structural design of the residential building has been optimised to reduce the quantum of concrete used on site. Upper floor slabs will be pre-stressed to ensure that the thickness and therefore quantum of concrete at each floor level can be reduced, leading to a saving in embodied carbon.
 - Partial demolition of Premier House will be required for the development. Any re-use of materials from the demolition such as existing foundations, concrete and steel will be prioritised to minimise use of virgin material;

- During construction, the use of energy, water and fuel associated with transport of materials and waste will be monitored and reduced where possible;
- No fossil fuels will be used during the operation of the residential building, as it is employing an all-electric building service strategy to benefit from ongoing national grid decarbonisation through use of renewable resources;
- Sustainable travel options to provide an alternative to private car travel have been incorporated into the design. These measures include provision of cycle storage and facilities, and limited provision for car parking;
- The contractors will be encouraged to procure materials from suppliers with responsible sourcing accreditation, and products with Environmental Product Declarations (EPDs). Furthermore, local material suppliers will be prioritised;
- Yorkstone from Scoutmoor has been chosen for hard landscaping as it provides a carbon saving of approximately 184 tonnes compared with the equivalent from China;
- An allowance for Ground Granulated Blast-furnace Slag (GGBS) has been made for the raft slab. GGBS is a by-product of iron making, and can be used as a direct replacement to Portland cement, which is a virgin material. It is anticipated that up to 65% of the cement can be replaced with GGBS, producing a significant reduction in construction carbon;
- The use of steel has been minimised in the design of the building, however steel with high levels of recycled content will be used where possible;
- Materials are to be demountable and recyclable where practicable. Off-site prefabrication and design for modularisation / standardisation will be promoted and maximised where possible to ensure ease of maintenance and repair/replacement during operation;
- Production of a SWMP to set out waste minimisation and diversion from landfill procedures;
- An aim to divert 95% of waste from landfill;
- Aim for a waste generation target of less than 13.3m³ or 11.1 tonnes of waste produced per 100m² of gross internal area;
- Adequately sized and accessible general and recyclable waste storage areas will be provided to serve the residential building once operational;
- Specification of an all-electric building services strategy with ASHPs, which will deliver a zero carbon building in operation with the decarbonisation of the national grid, contributing to Manchester's net zero carbon ambitions; and,

- Monitoring the use of energy, water and vehicle fuel on site.

- 8.80 As demonstrated in the Energy Strategy the above measures will result in a 9% reduction in carbon emissions from Part L 2013 requirements. This reduction exceeds the requirements of Core Strategy Policy EN6.
- 8.81 The sustainability and energy efficiency measures which will be delivered as a result of the development are important scheme benefits, particularly in light of the City Council's Climate Change Emergency and local policy aspirations for more sustainable development.

Economic Benefits and Job Creation

- 8.82 The NPPF states that *'significant weight should be placed on the need to support economic growth and productivity'*, taking into account the national business needs and wider opportunities for development. It also places substantial weight on the value of using suitable brownfield land.
- 8.83 The site in its current form is part long term vacant and part under-utilised land resource within an important City Centre location. The proposed development will contribute towards building a strong, responsive and competitive economic in accordance with the economic objective of 'sustainable development' (NPPF paragraph 8), through the efficient redevelopment of an important previously developed site with a high-quality residential development alongside new retail/ leisure units.
- 8.84 The proposed development will have direct regeneration benefits through the creation of employment opportunities associated with the operation of residential development and retail/ leisure premises, the construction of the proposed development, and also spin-off additional employment opportunities e.g. materials/ services suppliers and end-use service providers (i.e. maintenance, window cleaning etc.).
- 8.85 The site in its current form does not support any jobs, and makes no contribution to the economic, social and environmental interests of the area. The proposed development is anticipated to have a range of economic benefits associated with direct and indirect job creation and the establishment of additional businesses in the area. The socio economics chapter of the ES confirms that the development will support 25 no. full time jobs following completion.
- 8.86 In addition to direct job creation, it is envisaged that further economic benefits will be generated through indirect job creation e.g. as a result of supply chain linkages and employee expenditure in the area. Furthermore, the location of businesses in the area will generate additional Business Rates revenue and Gross Value Added (GVA) benefits for the local economy. The development will support the creation of 2,835 FTE-years in the construction industry over the 2.5 year demolition and

construction period. This is equivalent to 1,134 gross construction jobs (FTEs) to be created for the 2.5 year build period;

8.87

8.88 The construction stage is also anticipated to have a range of economic impacts, including direct job creation, additional GVA creation and indirect job creation through the multiplier effect. The ES identified that a gross spend of circa £2,367,792 from workers during the demolition and construction stages of work is expected.

8.89 In accordance with the NPPF, the economic benefits of the proposed development as detailed above, such as the creation of jobs and additional Business Rates income, should be considered when assessing the sustainability of the proposal.

8.90 The site has been part vacant, part underutilised land for over 20 years and currently makes no contribution towards the local economy of Manchester. Job creation would clearly be a significant public benefit in times of economic uncertainty, which should be afforded due weight in the Council's assessment of the planning application.

Effect on the Local Environment

8.91 The impact of the proposed development has been fully considered as part of this planning application, with the detailed assessments and conclusions set out in Section 9 of this report. Overall, it has been demonstrated that it will have little impact on the surrounding environment and therefore will be in accordance with both local and national planning policy.

Blue and Green Infrastructure

8.92 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods.

8.93 The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within City Centre developments. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.

8.94 The proposals have taken all available opportunities to maximise green infrastructure on the site. The public realm surrounding the site will be enhanced as part of the proposals, helping to define the

entrances to the building and re-integrate the development back into the street scene. The design of the new public realm includes opening up and creating new areas for the general public to access and interact with the River Irwell, and substantially upgrading the footpath on Deansgate, including new ornamental planting, along with new paving and trees which will create a high-quality environment for pedestrians and space for people to dwell.

- 8.95 The landscaping proposals include an area of public realm to the riverside, new landscaping to Deansgate, a private residents terrace to the riverside, and two private residents roof terraces allowing both the public and new residents to benefit from the location of the building, making use of both the access to the river and also the south and southern orientation. These areas of public realm will comprise areas of seating, activities, loungers, planters, trees, shrubs, and paving. The planting provided will in particular contribute to the aesthetics of the external amenity space and will aid in breaking up the massing of development in this location, providing a visual break with green infrastructure. It will also be read alongside the vertical greening strategy that forms part of the transformation of the former Renaissance Hotel into the 4* Treehouse brand, which has already been granted planning permission.
- 8.96 The green infrastructure provided will also contribute towards the sustainability of the building and has been maximised to take advantage of these benefits. The proposals are therefore in accordance with key policies CC9, EN8 and EN9 of the Manchester Core Strategy.

Summary

- 8.97 The proposed residential development proposed by this application accords with the relevant policies of the Development Plan and guidance contained within the Ramada Complex Manchester SRF.
- 8.98 Local planning policy and guidance supports a high-quality regeneration scheme in this location including the delivery of a high-quality residential development which will contribute to the offering within the City Centre. It has been demonstrated that the scheme proposals are acceptable in planning terms having regard to the site's proposed use, design, substantial scheme benefits, contribution to sustainability, and contribution to MCC's regeneration aspirations.

9. Environmental and Technical Considerations

- 9.1 The compliance of the proposals against environmental and technical-based planning policies is considered within the comprehensive suite of individual technical reports undertaken and submitted in support of the planning application. A number of technical matters have been robustly assessed and the acceptability of the proposals in this regard is summarised below.

Air Quality Assessment

- 9.2 An Air Quality Assessment has been prepared by Redmore Environmental Ltd in support of this application. An Air Quality Assessment was undertaken in order to determine baseline conditions, assess potential impacts as a result of the scheme and consider the suitability of the site for the proposed end use.
- 9.3 This Assessment concludes that during the construction phase it is considered that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level.
- 9.4 During the operational phase it was also found that the predicated pollutant levels associated with traffic exhaust emissions associated with vehicles travelling to and from the site, were below the relevant criteria at all sensitive locations across the development. As such, the site is considered suitable for the proposed end use from an air quality perspective and based upon the assessment results, air quality issues are not considered a constraint to granting planning consent for the proposals.

Archaeology Assessment

- 9.5 An Archaeological Assessment has been prepared by Salford Archaeology in support of this application. It establishes, as far as possible, the nature and significance of the sub-surface archaeological resource in order to enable informed recommendations to be made for the designs of the proposed scheme and the future treatment of any surviving remains.
- 9.6 This document concludes that the construction and demolition of the previous Grosvenor Hotel on the site would have removed archaeological remains within the northern area of the application site. The ground breaking works required for the delivery of the proposals will be limited to this northern area of the application site and the former Renaissance hotel will be retained and redeveloped

separately. No works are proposed in the area of archaeological potential and therefore the development will have no impact on archaeological remains.

- 9.7 The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It is anticipated, however, that no archaeological mitigation will be required, as the proposed development will not affect the area of the application site containing archaeological potential.

Broadband Connectivity Assessment

- 9.8 A Broadband Connectivity Assessment has been prepared by Gtech in support of this application. A desk-based assessment has been undertaken to determine the current availability of broadband services near to and adjacent to the proposed development.
- 9.9 The findings of the assessment indicate that existing infrastructure and good connectivity is already available, with existing fibre installed along streets adjacent to the proposed development. Excellent download speeds are currently available.
- 9.10 The report goes on to state the Applicant will commit to enable the Proposed Development for robust connectivity and future-proof upgrading by following the guidance presented in Data Ducting Infrastructure for New Homes - Guidance Note, March 2008, Department for Communities and Local Government.

Crime Impact Statement

- 9.11 A Crime Impact Statement has been prepared by Design for Security in support of this application. Environmental Design' in order to reduce the opportunities for crime and the fear of crime.
- 9.12 This Statement supports the principle of development but sets out a number of recommendations which would enhance the security of the development along with the Secured by Design Standards which have either been addressed in the final designs submitted in this application or will be carried forward by the developer during detailed design stages.

Daylight and Sunlight Assessment

- 9.13 A Daylight and Sunlight Assessment has been prepared by Grayscanlanhill in support of this application. This report evaluates the daylight and sunlight amenity impact of the Proposed Development on those key parts of the surrounding built environment.

- 9.14 This report concludes that with regard to Daylight Amenity overall, the impact of the Proposed Development will be appropriate and balanced, given the City Centre location and the increase in massing envisaged for the area by Planning Policy.
- 9.15 This report also concludes that with regard to Sunlight Amenity Impact, overall the impact of the Proposed Development on the sunlight amenity of the neighbouring receptors is appropriate and non-significant, given the City Centre Location and the massing envisaged for the Site by Planning Policy.

Ecology Appraisal

- 9.16 An Ecology Appraisal and Bat Activity Report have been prepared by Penny Anderson Associated Ltd in support of this application.
- 9.17 The Ecology Appraisal comprises of an extended Phase 1 habitat survey carried out in March 2021, and review of the desk study data obtained in March 2021. A detailed assessment of the potential for the built structure on the site to support roosting bats was also undertaken.
- 9.18 The Phase 1 concluded:
- The nearest priority habitat is 1.3km from the site boundary. This is considered to be sufficiently distant not to be impacted by any development within the site boundary.
 - There were no features of significant nature conservation interest within the site. The plant species list was limited to species that are common and typical of early successional communities of urban sites. No INNS plants were noted.
 - There is evidence that feral pigeon, and potentially other urban bird species, nest on the built structure during the active nesting season (March to August inclusive). There is also some limited potential for birds to nest in the semi-mature trees in the western area of the site. The nests and eggs of breeding birds are protected. Therefore, works should occur outside of the key nesting period of March to August inclusive.
 - The site is currently of limited ecological value and development presents an opportunity to increase biodiversity.
 - Overall the building inspection survey identified low potential to support roosting bats. However, in line with current good practice guidelines, the features identified on the building should be subject to a single evening bat activity survey to confirm absence of roosting bats.

- 9.19 A single evening bat activity report was subsequently prepared, which concludes low to moderate level of common pipistrelle foraging and commuting activity within the site boundary, with most calls and observations associated with the adjacent River Irwell to the west and off-site.
- 9.20 No bats were seen to emerge from the building during the activity survey and no incidental signs or sightings of black redstart (*Phoenicurus ochruros*) or peregrine falcon (*Falco peregrinus*) were observed during the visit.
- 9.21 Given the above, the report states no further recommendations are made in respect of roosting bats at this time.

Environmental Standards Statement

- 9.22 An Environmental Standards and Circular Economy Statement has been prepared by Turley in support of this application. This Statement provides detail of the various measures incorporated in to the redevelopment proposals to ensure suitable levels of sustainability performance in accordance with local and national planning policy.
- 9.23 Specific details on the sustainability measures to be employed on site have been provided in Section 8 of this Planning Statement.
- 9.24 In summary, the development will incorporate a range of measures to reduce carbon emissions, mitigate the effects of climate change, and to ensure the long term resilience of the development to the effects of climate change.

Fire Strategy/ Safety Assessment

- 9.25 A Fire Strategy Assessment has been prepared by Design Fire Consultants in support of this application.
- 9.26 The Fire Statement provides support to Gateway One of the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 by providing details on fire safety issues relevant to land use planning matters i.e. where fire safety issues relate to site layout and access.
- 9.27 The Fire Statement demonstrates that the fire safety measures allowed for in the design are sufficient.

Flood Risk Assessment

- 9.28 A Flood Risk Assessment has been prepared by Shepherd Gilmore Consulting Engineers in support of this application.
- 9.29 The FRA as far as reasonably practical; determines the potential flood risk associated with the site. The EA Flood Map for Planning shows that the entirety of the Site is located within Flood Zone 1, 2 and 3. The Site contains areas of very low, low, medium and high risk with regards to surface water flooding.
- 9.30 The FRA recommends a series of measures to ensure that any risk of flooding at the site is minimised. The proposed development has been designed in accordance with the FRA recommendations to ensure the proposals are acceptable in respect of flood risk.
- 9.31 A preliminary drainage strategy has also been produced as part of the FRA to identify any issues that may affect the foul and surface water drainage for the proposed development. A suitable drainage strategy is proposed in respect of both foul and surface water.

Ground Conditions

- 9.32 Phase I and Phase II Geo-environmental Site Assessments have been prepared in support of this application by E3P. The objectives of these reports are to assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and in relation to offsite receptors. The reports also assess the geotechnical information and provide preliminary recommendations in relation to foundations, pavement construction and floor slabs along with any future works required.
- 9.33 Based on the findings of the latest geo environmental site assessment, residential development of the site would be acceptable subject to suitable mitigation measures being undertaken as part of the ground works. Additional ground investigation works including development of a suitable remediation strategy are recommended to be completed in due course.

Noise Assessment

- 9.34 A Noise Assessment has been prepared by Fisher Acoustics Ltd in support of this application. An assessment of environmental noise around the proposed site has determined the pre-existing environmental noise levels during the day and night at and around the site.

- 9.35 This report concludes the recommended acoustic performance of the curtain wall and windows to achieve the recommended internal noise levels within apartment rooms has been determined. In particular, it has been determined that double glazed units that achieve specific acoustic performances would be acoustically suitable for the windows and the vision panels of the curtain wall to the proposed apartments.
- 9.36 The expected acoustic sound insulation performance of the solid elements of the façade are also identified.
- 9.37 Overall environmental noise limits have also been recommended for building services plant serving the development and in relation to noise egress from the proposed commercial units on the ground floor of the Development.
- 9.38 Internal activity noise limits are also given for the proposed commercial units. Subject to the measures recommended by the study full compliance is expected with the daytime and night time 'average' noise level criteria and compliance with the recommendations of the World Health Organisation in relation to maximum (LA_{max}) internal noise events is also expected.

Transport Assessment and Travel Plan

- 9.39 A Transport Statement and Travel Plan has been prepared in support of this application by Focus.
- 9.40 The Statement concludes that it is considered that the Application Scheme represents a suitable and sustainable location for redevelopment and would not result in any material detrimental effects on the immediate local transport network. Furthermore, the location of the site offers excellent opportunities to encourage travel by sustainable, alternative travel modes to the private car, which would be supported by the implementation of the Travel Plan submitted with the application.
- 9.41 Based on the review of issues set out in this report, Focus therefore states they would have no hesitation in commending the scheme to the Council with respect to highways and transport considerations.

Tree Survey

- 9.42 A Tree Survey and Arboricultural Impact Assessment has been prepared by Bowland Tree Consultancy Ltd in support of this application.

- 9.43 This Report assesses the 2 no. trees located on site and concludes that both trees in existence should be removed due to short projected remaining life expectancy and in order for the development to proceed. No trees onsite were identified as being within Category A or B.

TV and Radio Impact Assessment

- 9.44 A TV and Radio Impact Assessment has been prepared by GTech in support of this application. A baseline (pre-construction) signal survey and reception impact assessment has been undertaken to determine the potential effects on the local reception of television and radio broadcast services from the proposed development.
- 9.45 This report concludes overall, the Proposed Development is unlikely to cause any interference to the reception of any television or radio broadcast platform. As no interference is expected, no mitigation measures are required to restore the reception of any broadcast service.

Utility Statement

- 9.46 A Utility Statement has been prepared by King Associates in support of the planning application.
- 9.47 This statement summarises the utilities work required to assist the proposed development and sets out a comprehensive strategy for the following services:
- Electricity;
 - Telecommunications and TV System;
 - Gas;
 - Water; and,
 - Foul Drainage.

Summary

- 9.48 The proposed development is supported by a comprehensive suite of technical reports which assess the environmental and technical issues relevant to the site and proposed development. In summary, there are no environmental or technical considerations which either give rise to unacceptable impacts, or which cannot be suitably addressed/ managed through appropriate mitigation measures or regulated by way of planning condition.

10. Scheme Benefits

- 10.1 Section 38(6) of the Planning and Compulsory Planning Act 2004 states that decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. As demonstrated in this Statement the application proposals accord with the relevant policies of the Development Plan when read as a whole and should therefore be approved without delay in accordance with the NPPF.
- 10.2 Notwithstanding the above, if the Council does identify conflict with any policies of the Development Plan, the potential harm is clearly outweighed by the substantial economic, social and environmental benefits, as set out below.
- 10.3 These benefits also take into consideration the 'less than substantial' (moderate in the case of the Cathedral and minor in the case of the conservation area) identified within the Heritage Statement submitted with this application and as agreed by Historic England. The benefits outlined below therefore support the Paragraph 202 of the NPPF which states:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

Economic Benefits

- The Renaissance complex is the last remaining development site within the 1999 City Centre Masterplan and has long been a strategic regeneration objective of MCC. The proposals for this high-quality residential development will support and significantly underpin the overall deliverability of the wider masterplan proposals and will contribute towards economic generation in this area;
- The generation of temporary and full time equivalent construction jobs, including higher skilled professions and lower skilled jobs and associated indirect job creation in the local economy. The development will support the creation of 2,835 FTE-years in the construction industry over the 2.5 year demolition and construction period. This is equivalent to 1,134 gross construction jobs (FTEs) to be created for the 2.5 year build period;
- The generation of approximately 25 no. full time equivalent jobs through the operation of the building and proposed retail/ leisure uses following completion;

- Assist in further expanding and diversifying the residential offer within the City Centre providing a genuine choice for economically active residents and thereby supporting economic activity;
- Adding to the retail/ food and beverage offer within the City Centre, including providing an attractive new riverside destination, increasing choice and competition and driving footfall in this area. This will have economic benefits for both the site and the wider surrounding area through direct and indirect customer consumption and spending;
- Support for a number of other off-site employment opportunities in the building trade;
- Provide a significant investment into the local area through the construction process which will act as a catalyst for future regeneration;
- A significant investment by the developers into the local area with the total redevelopment of the Renaissance masterplan costing in excess of £200m, and this application including an investment of over £750,000 to provide new publicly accessible realm;
- Generate increased spending in the local area which will subsequently support job creation.

Social Benefits

- The proposal will give rise to a substantial influx of new visitors to this part of the City Centre, who would undoubtedly increase expenditure in the local economy, and in particular, in the independent cafes, bars, restaurants and shops located close to the site;
- Deliver a sustainable development which has good access to shops, services and transport links. The proposed development is very well located in relation to the Metrolink and Victoria Train Station and bus links;
- The proposals would support the creation of strong, vibrant and healthy communities by providing a high-quality residential offer which has plentiful amenity space and first class accommodation;
- Stimulate the transformation of a development plot which has been earmarked for regeneration of several decades;
- The proposed development is of high quality which is appropriate for the site and would be compatible with the surrounding area;
- The resulting high quality built and landscaped environment would have a positive social impact on users of the development and people travelling through this area of the City Centre; and,
- The development will re-vitalise the riverside opening up parts to the public alongside a private residential terrace which will boost social interaction and the public perception of this area.

- Improving the relationship with the Grade I listed Manchester Cathedral by provide a far superior setting, walking routes, and vehicular processional route along Deansgate for important visitors, as well as the potential for continuing liaison between the Cathedral and the Applicant's to explore opportunities for linkages into mutual social and charitable objectives.

Environmental Benefits

- Provision of substantial new areas of new public open space which will be accessible to users of the building and the wider public;
- Deliver the regeneration of a valuable brownfield site which is currently vacant/ underutilised;
- Redevelopment of a derelict site following partial demolition for a significant new landmark development, thereby significantly enhancing the physical appearance of the local area;
- Deliver a scheme which ensures efficient use of land by maximising its development whilst taking into account key site opportunities;
- Meeting Climate Change objectives by delivering the aspirations of sustainable building design through energy efficiency and carbon saving measures including but not limited to:
 - o Lighting design will utilise 100% low energy light fittings;
 - o An aim to divert 95% of waste from landfill;
 - o The use of Waste Water Heat Recovery (WWHR);
 - o The structural design of the residential building has been optimised to reduce the quantum of concrete used on site;
 - o Re-use of materials from the demolition such as existing foundations, concrete and steel will be prioritised to minimise use of virgin material;
 - o Employment of an all-electric building service strategy to benefit from ongoing national grid decarbonisation through use of renewable resources;
 - o Sustainable travel options to provide an alternative to private car travel;
 - o Use of local and sustainable materials;
 - o Production of a SWMP to set out waste minimisation and diversion from landfill procedures;
 - o Aim for a waste generation target of less than 13.3m³ or 11.1 tonnes of waste produced per 100m² of gross internal area; and,
 - o Monitoring the use of energy, water and vehicle fuel on site.

Summary

- 10.4 In summary, the proposed development represents a highly sustainable form of development on a brownfield site which will deliver a high quality, visually attractive development. The scheme proposals fully accord with the Development Plan and associated supporting planning guidance and is a fundamental component in delivering the long overdue regeneration of this strategically important site in Manchester City Centre.
- 10.5 The benefits listed above, in addition, clearly outweigh the 'less than substantial harm' that has been identified within the supporting Heritage Statement and as agreed by Historic England. The proposals are therefore also in accordance with national policy, in particular Paragraph 202 of the NPPF.

11. Conclusion

- 11.1 This Planning Statement has been prepared by Avison Young on behalf of the Applicant, Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG), in support of a planning application submitted to Manchester City Council ('the Council') for the residential and new riverside public realm elements of the wider masterplan proposals for a high quality, mixed-use development at the Renaissance Hotel complex, Deansgate.
- 11.2 This application is the third of the three major planning applications being brought forward by the JV for the redevelopment of the wider Renaissance Complex. It focuses on the final stage of the holistic masterplan proposals which is the proposed development of a high-quality landmark residential building on the northernmost area of the Renaissance complex, following the consented partial demolition of Premier House which will clear the plot for development, and significant new landscaping and public realm.
- 11.3 The high-quality residential development will comprise new buildings rising to ground + 26 storeys and will provide 300 residential units with ground floor retail/ leisure units, supported by high quality amenity space, including new riverside public realm with a new food and beverage offer, as well as riverside amenity space and communal and private roof terraces for new residents.
- 11.4 The redevelopment of this site forms a crucial and integral part of delivering the wider masterplan as the site has lain vacant for a number of years and currently detracts from the character of this area of the City Centre and the important surrounding heritage assets. The proposals will revitalise the existing site, following the partial demolition of Premier House and represent the key next step in building on the objectives enshrined in the approved strategic regeneration framework (SRF) that covers the redevelopment of the site (entitled the Ramada Complex SRF).
- 11.5 The design of the new building incorporates a striking new aesthetic that balances the need for a transformational new development in this location, along a key thoroughfare in Manchester City Centre, alongside the new need to respect the site's historical context and to protect views and impact upon surrounding listed buildings, including the Manchester Cathedral.
- 11.6 The proposals have been designed with due regard to the technical assessments undertaken by the Applicant's project team and as a result of consultation with MCC, key stakeholders, and the public. The new building will completely transform this part of Deansgate creating new active frontages to the street and a striking new building on this important route will provide significant economic

benefits alongside the provision of high-quality accommodation and publicly accessible new landscape.

- 11.7 The report has identified a series of Development Plan Documents and other material considerations to be taken into account in the determination of this application. It has been clearly demonstrated that the principle of a residential development in the location can be robustly justified. The proposals will result in new high end accommodation which will add to the offer and market within the City Centre of Manchester and will be supported by ground floor commercial uses, both of which are in line with the adopted SRF aspirations for the site, as well as all other relevant local and national planning policies.
- 11.8 Furthermore, the proposed development constitutes sustainable development in accordance with the NPPF when taken as a whole. The development will deliver significant positive economic, social and environmental benefits which should be afforded considerable weight in the determination of the planning application. Significantly, the development will deliver a landmark scheme that will contribute to the regeneration of this key strategic site in Manchester which has been a long standing regeneration priority for the City Council.
- 11.9 To summarise, the proposed development represents a 'Plan led', high quality, sustainable form of development which will realise the potential of this site through redevelopment of a previously developed site to deliver a new residential-led destination in the centre of Manchester, and complete the Applicant's transformational masterplan and regenerate this strategically important site. The scheme proposals accord with the Development Plan and in line with national planning policy it is respectfully requested that planning permission is granted.

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