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27 October 2021

Angela Leckie
City Centre Team
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA



Dear Angela,

RENAISSANCE HOTEL COMPLEX - FULL PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

On behalf of our client, Deansgate SOF Alliance LeaseCo Limited (the Applicant), a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG), please find enclosed a full planning application 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.

The full 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 riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis), new landscaping, parking, servicing, supporting infrastructure and associated works.."

Given the adjacency of the proposed development to the listed Victoria Bridge, and works proposed to an existing retaining wall connected to the structure, it should be noted that a separate application for listed building consent will shortly also be submitted by the Applicants.

Masterplan Vision

The site forms part of the wider Renaissance Hotel complex which has long been a longstanding strategic regeneration priority for Manchester City Council (MCC) and is the last remaining undeveloped site within the 1999 City Centre Masterplan. 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 and a 2018 Strategic Regeneration Framework.

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 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 have been submitted to MCC for approval pursuant to the overall illustrative masterplan. 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 of the JV's wider masterplan proposals for high quality mixed-use development at the Renaissance hotel complex.

The Proposals

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.

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).

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 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 riverside and along Deansgate frontage;
- New amenity space for residents to the west of the residential building;
- New car park (36 spaces); and,
- New servicing and supporting infrastructure.

Summary

The planning application is accompanied by a comprehensive suite of supporting documents and drawings. The scope of submission has been agreed with Officers during pre-application discussions. A submission schedule is enclosed with this letter, as is a drawing schedule.

The application is submitted electronically through the Planning Portal (Ref: PP-10341461). A BACS payment of £60,159 (including £28 service charge) to cover the requisite application fee will be made directly to the Planning Portal by Avison Young.

I trust that the enclosed information will enable you to validate the submission swiftly. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,

Ed Harvey
Associate Director

For and on behalf of Avison Young (UK) Limited

Enc: Application Document List
Application Drawing Schedule

Application Document List

The following documents are submitted in support of the planning application:

- 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;
- Waste Proforma; and,
- Water Safety Management Plan Pro-forma.

Drawing Schedule (October 2021)

Drawing Title	Drawing No
Architecture	
Residential Block 2 - Existing Location Plan	150_B2_00_1000
Residential Block 2 - Existing Site Plan	150_B2_00_1001
Masterplan Ground Floor Plan	MP_00_2200
Proposed Level -02 General Arrangement Plan	150_B2_02_2298
Proposed Level -01 General Arrangement Plan	150_B2_02_2299
Proposed Ground Floor Arrangement Plan	150_B2_02_2200
Proposed Level 01 General Arrangement Plan	150_B2_02_2201
Proposed Level 02 General Arrangement Plan	150_B2_02_2202
Proposed Level 03-08 General Arrangement Plan	150_B2_02_2203
Proposed Level 09-13 General Arrangement Plan	150_B2_02_2209
Proposed Level 14 General Arrangement Plan	150_B2_02_2214
Proposed Level 15 General Arrangement Plan	150_B2_02_2215
Proposed Level 16-17 General Arrangement Plan	150_B2_02_2216
Proposed Level 18-19 General Arrangement Plan	150_B2_02_2218
Proposed Level 20-21 General Arrangement Plan	150_B2_02_2220
Proposed Level 22-23 General Arrangement Plan	150_B2_02_2222
Proposed Level 24-25 General Arrangement Plan	150_B2_02_2224
Proposed Level 26 General Arrangement Plan	150_B2_02_2226
Proposed Level 27 General Arrangement Plan	150_B2_02_2227
Proposed Roof Level General Arrangement Plan	150_B2_02_2228
Premier House - Block 1 Existing East Elevation	150_B1_04_1000
Premier House - Block 1 Existing North Elevation	150_B1_04_1001
Premier House - Block 1 Existing South Elevation	150_B1_04_1002
Premier House - Block 1 Existing West Elevation	150_B1_04_1003
Residential Building - Block 2 Proposed East Elevation	150_B2_04_2200
Residential Building - Block 2 Proposed North & South Elevation	150_B2_04_2201
Residential Building - Block 2 Proposed West Elevation	150_B2_04_2202
Proposed Section AA/BB Residential Building - Block 2	150_B2_05_2200
Residential Building - Block 2 Bay Study 01	150_B2_10_4200
Residential Building - Block 2 Bay Study 02	150_B2_10_4201
Residential Building - Block 2 Bay Study 03	150_B2_10_4202
Residential Building - Block 2 Bay Study 04	150_B2_10_4203
Residential Building - Block 2 Bay Study 05	150_B2_10_4204

Landscape	
Landscape General Arrangement Street Level	2664-PLA-RE-GF-DR-L-1000
Hardworks Street Level	2664-PLA-RE-GF-DR-L-1001
Kerbs & Edges Plan Street Level	2664-PLA-RE-GF-DR-L-1002
Levels Plan Street Level	2664-PLA-RE-GF-DR-L-1003
Furniture Plan Street Level	2664-PLA-RE-GF-DR-L-4001
Landscape General Arrangement Residential Deck Level - 01	2664-PLA-RE-L01-DR-L-1009
Hardworks Plan Residential Deck Level - 01	2664-PLA-RE-L01-DR-L-1010
Kerbs & Edges Plan Residential Deck Level - 01	2664-PLA-RE-L01-DR-L-1011
Levels Plan Residential Deck Level - 01	2664-PLA-RE-L01-DR-L-1012
Softworks Plan Residential Deck Level - 01	2664-PLA-RE-L01-DR-L-2002
Furniture Plan Residential Deck Level - 01	2664-PLA-RE-L01-DR-L-4003
Landscape General Arrangement Riverside Terrace Level	2664-PLA-RE-L01-DR-L-1005
Hardworks Riverside Terrace Level	2664-PLA-RE-L01-DR-L-1006
Kerbs & Edges Plan Riverside Terrace Level	2664-PLA-RE-L01-DR-L-1007
Levels Plan Riverside Terrace Level	2664-PLA-RE-L01-DR-L-1008
Softworks Plan Residential Terrace Level	2664-PLA-RE-L01-DR-L-2001
Furniture Plan Riverside Terrace Level	2664-PLA-RE-L01-DR-L-4001
Lighting Plan Riverside Terrace Level	2664-PLA-RE-L01-DR-L-4002
Planting Schedule	2664-PLA-RE-XX-SCH-L-0001