



Norfolk House
7 Norfolk Street
Manchester
M2 1DW

T: +44 (0)161 228 1001

avisonyoung.co.uk

7 September 2021



Angela Leckie
Planning Building and Licensing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Angela

PREMIER HOUSE, RENAISSANCE HOTEL COMPLEX, DEANSGATE – APPLICATION TO DISCHARGE CONDITIONS ATTACHED TO DEMOLITION PRIOR APPROVAL CONSENT REF: 130049/DEM/2021

I am writing on behalf of Deansgate SOF Alliance LeaseCo Limited to enclose an Application for Approval of Details Reserved by Condition in relation to demolition prior approval consent ref: 130049/DEM/2021, for the partial demolition of Premier House, Deansgate, which forms part of the Renaissance hotel complex.

Further to this Covering Letter and the completed application forms, set out below is a list of the documents and drawings being provided as part of this application in order to address Conditions 2 and 4 attached to the consent. A BACS payment for the requisite application fee of £144 (including £28 administration fee) will be made directly to the planning portal.

SUBMITTED INFORMATION

Condition 2 – Demolition Management Plan

Condition Wording

'No demolition shall take place until a demolition management plan or method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/ statement shall provide for [lists various information requirements]...'

Submitted Information

- Demolition Traffic Management Plan (PPO - DTMP – C0438 REV 2)



Condition 4 – Hoarding Plans and Temporary Site Treatment

Condition Wording

'Prior to commencement of the demolition final details of the interim treatment of the site of the demolished structure including Site Hoarding Plans and details of a temporary site treatment should development of the site not commence within defined timeframes shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Submitted Information

- Hoarding Detail Plan (Ref: KTM200721LB)
- Demolition Hoarding Views

The Applicant's development programme dictates that the site it is not intended to be left vacant for an extended period following the demolition works. In any case, regarding the temporary site treatment, further to the detail contained within the DTMP and associated hoarding plans and views, the developer has confirmed that, following demolition, the land would be re-graded, compacted and left in a tidy condition.

Summary

We trust the submitted information is sufficient to enable the formal discharge of the above-mentioned conditions, but should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'E. Harvey'.

Ed Harvey

Associate

07831 402 681

ed.harvey@avisonyoung.com

For and on behalf of Avison Young (UK) Limited