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Mr Dave Roscoe
Planning Department
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

11th August 2021

Dear Dave,

SPEAKERS HOUSE, 39 DEANS_GATE, MANCHESTER – APPLICATION FOR FULL PLANNING PERMISSION ON BEHALF OF KAMES PROPERTY INCOME FUND (RE-SUBMISSION OF APPLICATION REF. 126328/FO/2020)

On behalf of Kames Property Income Fund ('the Applicant') please find enclosed an application for full planning permission and for relevant demolition of an unlisted building in a Conservation Area submitted to Manchester City Council ('MCC') for the redevelopment of Speaker House, 39 Deansgate, Manchester, M3 2BA ('the site').

This application represents a 'free-go' in line with Regulation 8 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 following the refusal of planning application (ref. 126328/FO/2020) by Planning Committee in January 2021 against Officer recommendation. Since the previous application was submitted the Applicant has subsequently changed its name to Aegon Property Income Fund, but remains the same legal entity. However, for the purpose of the planning application, we will continue to reference Kames Property Income Fund.

Original Application (ref. 126328/FO/2020)

The original application (ref. 126328/FO/2020) was refused on 28 January 2021 against officer recommendation for the following reasons:

- 1. 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.*
- 2. The proposed development would represent overdevelopment of the site and would be unacceptable due to the negative impact on the heritage assets of St. Anns'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".*

This resubmission has taken into consideration comments raised by Members and neighbouring properties in relation to original application and also those of Senior Planning Officers as part of pre-application discussions. In response, additional information has been provided to further justify the scheme proposals and highlight the benefits that will be secured by the proposed redevelopment.

The Site

The site is irregular in shape and extends to 0.12 hectares (1,227sq.m) in area. It is located to the northern end of Deansgate and is bound by the Grade II* listed Bartons Building including Barton Arcade to the south; to the west by Deansgate ('A56'); to the north by St. Mary's Gate and to the east by Bank House at 12 – 14 St. Mary's Gate. It is generally level with the existing building ground floor level varying from circa 36.5m AOD to 37.0m AOD.

The site does not contain any listed buildings or locally listed/ non-designated heritage assets. However, it is situated within the north west corner of the St Ann's Square Conservation Area within the City Centre. The site forms a key element of the Ramada Complex Strategic Regeneration Framework (SRF) area which was endorsed by the Council's Executive in May 2018 and will contribute to achieving the overarching vision for this important area within the City Centre.

The site is presently occupied by an architecturally unprepossessing 9 storey office led mixed use building at 39 Deansgate, known as Speakers House, including retail units at 8 St Mary's Gate, 10/12 St Mary's Gate, 41- 49 Deansgate (odd numbers) together with an area of Council Highway land which forms a footpath to the west along Deansgate. The existing building has a net floor area in the region of 3,754 sq. m (40,408 sq.ft) with accommodation arranged over ground, mezzanine, and eight upper floors.

The site is situated on a prominent corner plot located at the junction of Deansgate and St Mary's Gate on one of the City's busiest thoroughfares. It is bounded to the north by the junction of Deansgate and St Marys Gate where restaurants, retail units, a hotel and a residential development (No.1 Deansgate) are located. To the east of the application site are retail units and offices on St Mary's Gate and Exchange Square. To the south of the site lies Barton Arcade which houses retail units, offices, and, a small number of residential apartments. To the west of the site lies offices and retail units with a car park beyond.

39 Deansgate is situated in a highly accessible location in Manchester City Centre. It is situated on the edge of the City's prime commercial and retail areas, affording excellent accessibility by pedestrians, cyclists, public transport and road.

Description of Development

This re-submission application seeks full planning permission for the:

"Erection of a 17 storey building comprising office use (Use Class E(g)(i)) and flexible ground floor commercial units (Use Classes E(a),(b),(c) and sui generis '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"

It should be noted that the description of development has been updated to reflect the changes brought about by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The scheme proposals include the following quantum of development:

Table 1 – Proposed Schedule of Accommodation

	gross internal		Offices		Retail		Plant		Other	
	m ²	ft ²	nett internal	ft ²	nett internal	ft ²	m ²	ft ²	m ²	ft ²
Roof									Roof Terrace ↓	
Fifteenth floor	549	5,912	319	3,434			291	3,134	180	1,936
Fourteenth floor	1,033	11,120	804	8,657			0		19	200
Thirteenth floor	1,033	11,120	804	8,657			0		19	200
Twelfth floor	1,033	11,120	804	8,657			0		19	200
Eleventh floor	1,033	11,120	804	8,657			0		19	200
Tenth floor	1,033	11,120	804	8,657			0		19	200
Ninth floor	1,033	11,120	804	8,657			0		19	200
Eighth floor	1,033	11,120	804	8,657			0		Tenants Store ↑	
Seventh floor	1,033	11,120	804	8,657			0		0	
Sixth floor	1,094	11,777	865	9,311			0		0	
Fifth floor	1,094	11,777	865	9,311			0		0	
Fourth floor	1,094	11,777	865	9,311			0		0	
Third floor	1,098	11,821	869	9,352			0		0	
Second floor	1,092	11,758	863	9,287			0		0	
First floor	1,092	11,758	863	9,287			0		0	
Mezzanine	936	10,073	661	7,118			0		Reception ↓	
Ground floor	1,073	11,552	0		454	4,886	0		222	2,386
Basement	895	9,629	0		0		458	4,932	214	2,299
Lower Basement	0	0	0		0		0		Cycle Facilities ↑	
Total	18,283	196,795	12,604	135,672	454	4,886	749	8,067	727	7,823

Supporting Application Information

The Application is accompanied by a suite supporting information, as detailed below, the scope of which was prior agreed with Senior Planning Officers at Manchester City Council during pre-application discussions:

- Application Forms, Certificates, Notices and Covering Letter prepared by CBRE (August 2021);
- EIA Screening Letter prepared by CBRE (August 2021);
- Planning and Tall Building Statement prepared by CBRE (August 2021);
- Economic Statement prepared by CBRE (August 2021);
- Design and Access Statement (ref. 6145-SRA-XX-XX-RP-A-02003) prepared by Sheppard Robson Architects (July 2021);
- 39 DG Economic Impact Assessment prepared by Ekosgen (July 2021);
- 6145_39 Deansgate_Design Evolution Statement_July 2021 prepared by Sheppard Robson Architects (July 2021);
- Heritage Statement: Significance and Impact prepared by Stephen Levrant Heritage Architecture (January 2020);
- Built Historic Environment Assessment prepared by Montagu Evans (August 2021);
- Daylight and Sunlight Assessment prepared by GIA (November 2018);
- Daylight and Sunlight Assessment Validation Letter prepared by GIA (July 2021);
- Wind Micro-Climate Assessment Report prepared by GIA (December 2019);
- Analysis of Impact on 1 Deansgate Louvres prepared by GIA (September 2020);
- Wind Microclimate Report/ 1 Deansgate Louvre Analysis Validation Letter prepared by GIA (July 2021);
- Crime Impact Statement prepared by GMP Design for Security (August 2021);
- Transport Statement (ref. 79464-CUR-00-XX-RP-TP-001-V02_TS) prepared by Curtins (August 2021);
- Interim Travel Plan (ref. 79464-CUR-00-XX-RP-TP-002-V02_ITP) prepared by Curtins (August 2021);

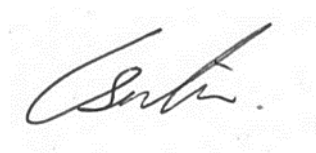
- Waste Management and Servicing Strategy (ref. 79464-CUR-00-XX-RP-TP-003-V02_WMS) prepared by Curtins (August 2021);
- Phase 1 Geo-environmental Report (ref. DNG-REN-00-XX-RP-C-0020-P03-Phase 1 SI) prepared by Renaissance (July 2021);
- UXO Risk Assessment prepared by IGE Consulting (July 2021);
- Flood Risk Assessment & Drainage Strategy (ref. 3174-03 Rev A) prepared by IGE Consulting (July 2021);
- Archaeological Desk-Based Assessment prepared by Orion Heritage (July 2021);
- Air Quality Assessment (ref. DEA-BWB-ZZ-ZZ-RP-LA-0001_AQA_SO_P04) prepared by BWB Consulting (August 2021);
- Noise Impact Assessment prepared by BWB Consulting (August 2021);
- Preliminary Bat Roost Assessment (ref. 12095_R01a) prepared by Tyler Grange (July 2021);
- Energy, Sustainability and Waste Management Statement (ref. Z30031 Rev. 1) prepared by Energy Council (August 2021);
- Mainer Associates 39 Deansgate BREEAM Pre-Assessment RevC prepared by Mainer Associates (August 2021);
- Ventilation Strategy (ref. 2217-EDPI-XX-XX-RP-Z-57-10001) prepared by EDPI (August 2021);
- Television and Radio Reception Impact Assessment prepared by G-Tech Surveys (August 2021);
- Operational Management Strategy prepared by CBRE (August 2021);
- Construction Management Plan including Demolition Management Plan prepared by CBRE (August 2021);
- Summary of Public Benefits prepared by CBRE (August 2021);
- Statement of Community Involvement prepared by CBRE (August 2021);
- Townscape and Visual Impact Statement Main Report (ref. 2071-06-LV-003-03) prepared by Planit-IE (August 2021);
- Townscape and Visual Impact Statement Appendix 1 - Townscape Assessment (ref. 2071-06-LV-002-02) prepared by Planit-IE (August 2021);
- Townscape and Visual Impact Statement Appendix 2 - Visual Assessment (ref. 2071-06-LV-001-02) prepared by Planit-IE (August 2021);
- Townscape and Visual Impact Statement Appendix 3 - Townscape Figures (ref. 2071-06-FB-003-01) prepared by Planit-IE (August 2021);
- Townscape and Visual Impact Statement Appendix 4 - Views (ref. 2071-06-FB-002-02) prepared by Planit-IE (August 2021);
- Townscape and Visual Impact Statement Appendix 5 - AVR Methodology (ref. 2071-06-FB-004-00) prepared by Planit-IE (August 2021), and
- Application Drawings:
 - Location Plan (ref. 6145-SRA-XX-XX-DR-A-02101)
 - Site Plan (ref. 6145-SRA-XX-XX-DR-A-02001)
 - Existing Ground Floor Plan (ref. 6145-SRA-XX-00-DR-A-02801)
 - Existing First Floor Plan (ref. 6145-SRA-XX-01-DR-A-02802)
 - Existing Roof Plan (ref. 6145-SRA-XX-RF-DR-A-02804)
 - Existing Typical Floor Plan (ref. 6145-SRA-XX-XX-DR-A-02803)
 - Proposed Basement Plan (ref. 6145-SRA-XX-B1-DR-A-02199)
 - Proposed Ground Floor Plan (ref. 6145-SRA-XX-00-DR-A-02110)
 - Proposed Mezzanine Floor Plan (ref. 6145-SRA-XX-01-DR-A-02111)
 - Proposed Level Three Floor Plan (ref. 6145-SRA-XX-03-DR-A-02113)
 - Proposed Level Seven Floor Plan (ref. 6145-SRA-XX-07-DR-A-02115)
 - Proposed Level Fifteen Floor Plan (ref. 6145-SRA-XX-15-DR-A-02117)
 - Proposed Roof Plan (ref. 6145-SRA-XX-RF-DR-A-02118)
 - Proposed Typical Lower Floor Plan (Levels 1-2) (ref. 6145-SRA-XX-ZZ-DR-A-02112)
 - Proposed Typical Lower Floor Plan (Levels 4-6) (ref. 6145-SRA-XX-ZZ-DR-A-02114)

- Proposed Typical Upper Floor Plan (Levels 8-14) (ref. 6145-SRA-XX-ZZ-DR-A-02116)
- Existing North Elevation - City Context (ref. 6145-SRA-XX-XX-DR-A-02851)
- Existing East Elevation - City Context (ref. 6145-SRA-XX-XX-DR-A-02852)
- Existing South Elevation - City Context (ref. 6145-SRA-XX-XX-DR-A-02853)
- Existing Typical Floor Plan (ref. 6145-SRA-XX-XX-DR-A-02803)
- Existing West Elevation - City Context (ref. 6145-SRA-XX-XX-DR-A-02854)
- Proposed North & East Elevation (ref. 6145-SRA-XX-XX-DR-A-02151)
- Proposed South & West Elevation (ref. 6145-SRA-XX-XX-DR-A-02152)
- Proposed North Elevation City Context and Street Scene (ref. 6145-SRA-XX-XX-DR-A-02051)
- Proposed East Elevation City Context and Street Scene (ref. 6145-SRA-XX-XX-DR-A-02052)
- Proposed South Elevation City Context and Street Scene (ref. 6145-SRA-XX-XX-DR-A-02053)
- Proposed West Elevation City Context and Street Scene (ref. 6145-SRA-XX-XX-DR-A-02054)
- Proposed Sections A-A & B-B (ref. 6145-SRA-XX-XX-DR-A-02161)
- Proposed Typical Façade Bay Study (ref. 6145-SRA-XX-XX-DR-A-02501)
- Proposed Retail Façade Bay Study (ref. 6145-SRA-XX-XX-DR-A-02502)
- Demolition Plan (ref. 6145-SRA-XX-ZZ-DR-A-02805)
- Topographic Survey (ref. SSL:19457:100:1:1:TOPO-UTIL)
- Tree Pit Feasibility Note (ref. DNG-REN-00-00-SK-C-01001)

This application has been submitted electronically via the Planning Portal Ref. PP-08260257. In accordance with Regulation 8 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 no statutory fee is payable for this re-submission application.

I trust this is in order and is sufficient to validate the planning application. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely



CHRIS SINTON
ASSOCIATE DIRECTOR
CBRE LIMITED

Encs. Planning Application Submission