

11 May 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

FULL PLANNING APPLICATION FOR EXTERNAL ALTERATIONS TO THE FORMER RENAISSANCE HOTEL, DEANSGATE

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 proposing external alterations and improvements to the former Renaissance Hotel, Deansgate, M3 2EQ.

The description of development is as follows:

'Full planning application for 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.'

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 will be submitted to MCC for approval pursuant to the overall illustrative masterplan. This application focuses on the first stage of the holistic masterplan proposals which is the redevelopment of the existing hotel building for a best-in-class, 4*+ hotel to be operated by Treehouse Hotels. The hotel proposals subject to this particular application are a crucial and fundamental part of ensuring the deliverability of this strategically important site.



Hotel Proposals

The redeveloped hotel building is key to ensuring a deliverable scheme for the wider site. The intent of the hotel proposals is not to provide a simple fitout to the existing building. It seeks to fully modernise and transform the hotel internally and externally into something that gives back to the community and meets the needs of modern guests and hotel operators. By re-using and enhancing the existing hotel building there are also significant sustainability and carbon saving benefits that will help to meet the aspirations of MCC's ongoing Climate Change Action Plan.

As modifications to the internal layouts do not require planning consent, it is important to note that planning permission is sought only for the external alterations to the building. This is reflected in the submitted planning drawings and scope and content of technical reports submitted in support of the application.

SH Hotels & Resorts, an affiliate of Starwood Capital Group, is a hotel brand management company that operates 1 Hotels, Baccarat Hotels, Treehouse Hotels, and SH Collection properties internationally. Leveraging its marketing, design, operational, and technological expertise, SH is the force behind some of the most ground-breaking and dynamic hotel brands in the world. The hotel proposals for Renaissance have been developed by SCG to trade under its leading Treehouse Hotels brand.

Treehouse Hotel Manchester will be the second hotel within the Treehouse brand's expanding portfolio following the opening of Treehouse Hotel London in November 2019. Monopolising on its central city location, Treehouse Hotel Manchester will position itself as a unique experience-driven destination hotel within the UK's north-west hotel market. The hotel proposals constitute a significant financial investment by the Applicants to provide a new leading 4*+ destination hotel for the City.

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-09765873). A BACS payment of £1,414 (inclusive of £28 service charge) to cover the requisite application fee will be made by Avison Young to the on submission of the application.

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,

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

Ed Harvey
Associate Director

07831 402 681

ed.harvey@avisonyoung.com

For and on behalf of Avison Young (UK) Limited

Enc: Planning Submission Schedule
Drawing Schedule

Planning Submission Schedule

- Covering letter;
- Application form, relevant land ownership certificate (duly signed) and relevant planning application fee;
- Application drawings prepared by Jon Matthews Architects;
- Design and Access Statement (“DAS”) prepared by Jon Matthews Architects, including:
 - o Landscape Statement;
 - o Masterplan Vision;
- Planning Statement prepared by Avison Young;
- Construction Management Plan prepared by AA Projects;
- Energy Statement prepared by McKee Associates;
- Fume Extraction Statement prepared by McKee Associates;
- Heritage Statement prepared by Turley;
- Local Labour Agreement prepared by Avison Young;
- Neighbourhood Management Strategy prepared by SCG;
- Noise Report prepared by Sandy Brown;
- Sustainability Note prepared by Turley.

Drawing Schedule (10 May 2021)

Drawing Title	Drawing No	Revision No
Location Plan	150_MP_00_1000	
Site Plan	150_MP_00_1001	
Existing Ground Floor Plan	B3_02_1200	
Existing Mezzanine Plan	B3_02_1202	
Existing 1st Floor Plan	B3_02_1203	
Existing 11th Floor Plan	B3_02_1213	
Existing 13th Floor Plan	B3_02_1215	
Existing Roof plan	B3_02_1216	
Proposed Ground Floor Plan	B3_02_2200	A
Proposed Mezzanine Plan	B3_02_2202	A
Proposed 1st Floor Plan	B3_02_2203	
Proposed 11th Floor Plan	B3_02_2213	
Proposed 13th Floor Plan	B3_02_2215	
Proposed Roof Bar Plan	B3_02_2216	B
Proposed Roof Plan	B3_02_2217	A
Existing Elevation Deansgate	B3_04_1210	
Existing Elevation Blackfriars Street	B3_04_1211	
Existing Elevation River Irwell	B3_04_1212	
Existing Elevation Victoria Bridge Street	B3_04_1213	
Proposed Elevation Deansgate	B3_04_2210	C
Proposed Elevation Blackfriars Street	B3_04_2211	C
Proposed Elevation River Irwell	B3_04_2212	B
Proposed Elevation Victoria Bridge Street	B3_04_2213	C
Proposed Elevations: Glazing Replacement Key	B3_04_2214	
Proposed Elevation Blackfriars Street- Public Art	B3_04_2215	A
New Roof Terrace Sections	B3_08_2200	A
Section AA Detailed	B3_08_2201	
Proposed Roof Terrace Elevation	B3_10_2200	
Proposed Entrance Elevations	B3_10_2201	