

25 June 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

PREMIER HOUSE, RENAISSANCE HOTEL COMPLEX - FULL PLANNING APPLICATION FOR OFFICE REDEVELOPMENT

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 redevelopment and extension of Premier House, which has been long term vacant, to deliver high quality new workspace with retail/ food and beverage uses at ground floor level, fronting Deansgate.

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

"Full planning application for redevelopment and extension of Premier House to create new business space (Use Class E) with retail/ food and beverage floorspace (Class E/ Sui Generis) at ground floor level, a new servicing entrance from Deansgate, new public realm and landscaping, with supporting infrastructure and associated 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 second stage of the holistic masterplan proposals which is

the redevelopment of Premier House (following part demolition) into a revitalised high quality commercial workspace with ground floor retail and leisure uses. The redevelopment of this building 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.

Premier House Proposals

The proposals for Premier House (following part demolition) comprise the revitalisation of the existing building into a 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 intent of the proposals for Premier House is not to provide a simple fitout to the existing building. It seeks to fully transform the building internally and externally into a modern Grade A office complex that will provide significant economic benefits and will reinvigorate this area as part of the wider masterplan. By retaining and re-using the core structure of the part-retained Premier House office 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.

The proposals for Premier House will consist of both major external and internal alterations to the existing building, which represent a further significant financial investment by the Applicant as the next stage of their development proposals for the site. As an overview, in addition to fully re-envisioned interiors, the proposals put forward by this planning application for the redevelopment and extension of Premier House include:

- Existing building stripped back to core;
- New facades across all elevations to modernise and enliven the appearance of the building;
- Extension of floorplate towards Deansgate;
- A new improved entrance proposed on the corner of Deansgate and Blackfriars Street;
- New office floorspace;
- New retail/leisure floorspace at ground floor level creating a new active frontage;
- Reconfigured roof space to include new landscaping and dwell space;
- New area of landscaping to the back of the pavement along Blackfriars and Deansgate;
- New fire escape stair to the retained car park; and
- Relocation of existing service yard access relocated along Deansgate, adjacent to the Premier House fire escape stair.

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-09934360). A BACS payment of £2,772.00 (plus £28 service charge) to cover the requisite application fee will be made to the Planning Portal 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,

Ed Harvey
Associate Director

For and on behalf of Avison Young (UK) Limited

Enc: Planning Submission Schedule
Drawing Schedule

Planning Submission Schedule

- Covering Letter;
- Application forms and certificates;
- Air Quality Assessment;
- Archaeology Assessment;
- Construction Management Plan;
- Crime Impact Statement;
- Design and Access Statement, including:
 - o Servicing Strategy;
 - o Ventilation and Extraction Details;
- Drainage Strategy (including SuDS Strategy);
- Ecology Appraisal, including:
 - o Bat Activity Survey Report
- Environmental Standards Statement, including:
 - o Sustainability and Circular Economy Statement;
- Heritage Statement;
- Local Labour Agreement;
- Noise and Vibration Assessment;
- Planning Statement, including:
 - o Statement of Community Involvement;
 - o Blue and Green Infrastructure Statement (included in Section 8);
- Site Investigation Reports including:
 - o Phase I Geo-environmental Site Assessment;
 - o Phase II Geo-environmental Site Assessment
- Transport Statement;
- Travel Plan; and
- Utility Statement.

Drawing Schedule (June 2021)

Drawing Title	Drawing No
Location Plan	150_MP_00_1000
Existing Site Plan	150_MP_00_1001
Proposed Site Plan	150_B1_00_1200
Ground Level Floor Plan - Demolition	150_MP_02_1100
First Floor Plan - Demolition	150_MP_02_1102
Second Floor Plan - Demolition	150_MP_02_1103
Roof Plan - Demolition	150_MP_02_1104
Car Park Level -03 - Demolition	150_MP_02_1196
Car Park Level -02 - Demolition	150_MP_02_1197
Car Park Level -01 - Demolition	150_MP_02_1198
Lower Ground Floor Plan - Demolition	150_MP_02_1199
Existing Ground Floor Plan	150_MP_02_1000
Existing Mezzanine Plan	150_MP_02_1001
Existing 1st Floor Plan	150_MP_02_1002
Existing 2 nd Floor Plan	150_MP_02_1003
Existing Roof Plan	150_MP_02_1004
Existing Car Park Level 03 Plan	150_MP_02_1096
Existing Car Park Level 02 Plan	150_MP_02_1097
Existing Car Park Level 01 Plan	150_MP_02_1098
Existing Lower Ground Floor Plan	150_MP_02_1099
Proposed Ground Floor Plan	150_B1_02_2200
Proposed Mezzanine Plan	150_B1_02_2201
Proposed Typical Floor Plan	150_B1_02_2202
Proposed Roof Terrace	150_B1_02_2203
Proposed Roof Plan	150_B1_02_2204
Proposed Car Park Level 03 Plan	150_B1_02_2196
Proposed Car Park Level 02 Plan	150_B1_02_2197
Proposed Car Park Level 01 Plan	150_B1_02_2198
Proposed Lower Ground Floor Plan	150_B1_02_2199
Existing Elevation East	150_B1_04_1000
Existing Elevation North	150_B1_04_1001
Existing Elevation South	150_B1_04_1002
Existing Elevation West	150_B1_04_1003
Proposed Elevation East	150_B1_04_2200
Proposed Elevation North	150_B1_04_2201
Proposed Elevation South	150_B1_04_2202
Proposed Elevation West	150_B1_04_2203
Proposed Section AA	150_B1_05_2200

Proposed Section BB	150_B1_05_2201
Bay Study 01	150_B1_10_4200
Bay Study 02	150_B1_10_4201
Bay Study 03	150_B1_10_4202
Site Clearance Plan	2664-PLA-OF-XX-DR-L-0001
Landscape General Arrangement	2664-PLA-OF-XX-DR-L-1000
Hardworks Plan	2664-PLA-OF-XX-DR-L-1001
Kerbs & Edges Plan	2664-PLA-OF-XX-DR-L-1002
Levels Plan	2664-PLA-OF-XX-DR-L-1003