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Our Ref: 04C100075
Your Ref: PP- 09421511



31 March 2021

Ms Angela Leckie
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Angela,

RENAISSANCE HOTEL – SUBMISSION OF PRIOR NOTIFICATION OF PROPOSED PARTIAL DEMOLITION OF PREMIER HOUSE, DEANS_GATE (PLANNING PORTAL REF: PP- 09421511)

On behalf of our client, Deansgate SOF Alliance LeaseCo Limited (The Applicant), we are instructed to submit a prior notification of proposed development application for the partial demolition of Premier House, which forms part of the wider Renaissance hotel site on Deansgate, Manchester.

The application and supporting documentation have been submitted via the Planning Portal (Ref: PP-09421511). The full suite of application documentation includes:

- This supporting letter;
- Application form;
- Site Location Plan;
- Existing Site Plans;
- Proposed Demolition Plans;
- Demolition Method Statement and Management Plan;
- Asbestos Surveys;
- Extended Phase 1 Habitat Survey and Inspection of Building for Bats (dated March 2021); and
- EIA Screening Request Letter and Screening Report (dated March 2021).

The required application fee of £121.00 (including £25 service charge) will be paid directly to the Planning Portal.

Pre-application discussions relating to the wider redevelopment aspirations for the Renaissance Hotel site, including the partial demolition of Premier House, have been held with Dave Roscoe and Angela Leckie at Manchester City Council (MCC).

BACKGROUND AND PROPOSALS

The Renaissance hotel complex comprises the former hotel, Premier House office block, and NCP car park. It has long been earmarked for comprehensive development, including most recently within the adopted Ramada Complex Strategic Regeneration Framework (SRF), adopted by Manchester City Council in May 2018. The existing hotel is currently unused having been vacated during the summer of 2020. The site was recently acquired by the Applicant as part of a joint venture between Property Alliance Group and Starwood Capital Group, with a view to redeveloping the wider site moving forward.

The Applicant is currently drawing up a comprehensive development for the whole Renaissance site in line with the broad aspirations of the adopted SRF that will look at the redevelopment of the existing buildings to provide high quality new hotel, office and residential uses, with new public realm. Initial public consultation on these development proposals occurred in March / April 2021, with a second consultation anticipated later in 2021.

A holistic masterplan is being developed alongside key stakeholders to build on the broad design principles previously established for the site. It is envisaged that planning applications will be submitted for the new hotel, office and residential elements of the masterplan this year with the aim of starting on-site later this year.

To facilitate the wider masterplan proposals the demolition of the northern part of the Premier House building is required, including the ramp and canopy. Premier House has been vacant for a number of years, is not listed nor in a conservation area. The condition of the building has been deteriorating for a number of years and it has become an eyesore which has also experienced issues with trespassing in the past. The security and safety of the building is an ongoing concern.

Further to the obvious health and safety concerns, demolition of part of the building forms a central part of the Applicant's masterplan vision. It is necessary to create the potential for a new high quality residential development to be accommodated on the northern most area of the site, as well as creating the opportunity to completely transform the remainder of Premier House into a high-quality commercial workspace with level access and animated frontages to Deansgate. The emerging proposals will be subject to separate planning applications in due course.

The early demolition of this element of the site will allow works to start at the earliest opportunity, which is key to the deliverability of the wider site, and will allow for construction of the permanent new buildings to commence immediately once planning permission has been granted. If for whatever reason there is a delay to construction of the new buildings, the Applicant is willing to discuss with MCC any opportunity for temporary site treatment or uses.

SUPPORTING DOCUMENTATION

Environmental Impact Assessment (EIA) Screening Request

An EIA Screening Request in relation to the proposed partial demolition of Premier House has been prepared and submitted to MCC by Avison Young. This concludes that an EIA of the proposals would not be required as it is considered the potential for significant negative environmental effects at the site are low and can be mitigated through the use of best practice measures. The Screening Request seeks formal confirmation of this from MCC.

Demolition Method Statement and Management Plan

A Demolition Method Statement and Management Plan has been prepared by Alliance in support of this application. The Statement sets out how the company will undertake the part-demolition of the existing building.

Asbestos Removal

Asbestos Containing Materials will be identified and removed in accordance with legislation. Demolition of buildings from which asbestos has been removed will not commence until an independent analyst has issued a certificate of re-occupation for the building in question.

A detailed Asbestos report is also submitted as part of this submission.

Soft Stripping Internal

All doors, frames, wall covering, floor coverings, suspended ceilings, windows, timber of any description, studded and non-structural/load bearing walls, toilets, pipe work, ducting, electrical items and any debris will be removed from the building.

Waste will be segregated into waste streams which will include:

- General Waste – Carpets, tiles, plastics, rock wool, roofing felt, MDF etc.;
- Recycled Timber – Clean solid timber, non MDF, non tandalised; and
- Plasterboard

Demolition

Demolition is to be undertaken on the northern section of Premier House. This includes the ramp canopy fronting Deansgate, removal of concrete upstand and window and demolition of circa 10m wide strip of the entire full height of the building down to slab level on Deansgate. The extent of the demolition works are shown on the submitted application drawings.

The building will be demolished in a sequence that commences with canopy removal first, then concrete upstands, then ramp, then ramp and finally the 10m wide section, working the building down towards the ground. Dust suppression will be carried out by use of a water spraying system.

The demolition process will be carried out sequentially in a “bay by bay” type operation to ensure that stability within the structure is always maintained at all times.

All rubble arising from the works will be removed from site using 8-wheel tippers.

Protection scaffolding will be in place during the demolition and at no stage will the structural integrity of the building be undermined or compromised.

Once the building has been demolished, it is confirmed that the remaining scaffolding will be removed and the site cleared of all demolition arisings then re-graded, compacted and left in a tidy condition.

Discussions are ongoing with MCC Highways officers regarding potential use of the adjacent pavement and part of the carriageway for future demolition and construction purposes and further details on hoardings will be confirm through that regulatory process.

Extended Phase 1 Habitat Survey and Inspection of Building for Bats

An extended Phase 1 habitat survey and building inspection for roosting bats has been undertaken by Penny Anderson Associates.

The extended Phase 1 habitat survey highlighted no features of significant nature conservation interest within the site. The plant species list was limited to species that are common and typical of early successional communities of urban sites. No invasive non-native species (INNS) plants were noted.

Habitats within the site were found to be of low to moderate value for foraging and commuting bats. Overall, the building inspection survey identified low potential to support roosting bats. Nevertheless, it recommends the building should be subject to a single evening bat activity survey to confirm the absence of roosting bats, to be undertaken between May-August. The applicant will undertake the survey in advance of any demolition works occurring.

Regarding nesting birds, the report recommends that if site clearance occurs during March to August then a suitably experienced and qualified ecologist should undertake an inspection of the building no more than 48 hours prior to demolition starting, to confirm the absence of active nests.

CONCLUSION

In its current form Premier House is an eyesore and detracts from the character of this part of the City Centre. It's partial demolition, as proposed by this Prior Approval application, is an important and necessary part of delivering the wider masterplan proposals, which will enable the high quality redevelopment of this strategically important site. Following demolition, this area of the site will be cleared and secured, such that it is ready for development of the future office and residential buildings, once planning permission has been obtained.

Having regard to the above considerations, we consider the proposed demolition can take place in a successful and controlled manner that will not give rise to adverse impacts. Furthermore, the range of measures referred to within the Demolition Method Statement and Management Plan will ensure that any detrimental impacts arising from the partial demolition of Premier House can be suitably and effectively mitigated.

The Applicant is fully committed to bringing forward a comprehensive and deliverable development for the wider Renaissance site, with initial public consultation planned occurring in March / April 2021 ahead of planning submissions later in 2021, and positive obligations contained within the Head Lease with MCC requiring comprehensive development of the site. The future proposals will have regard to the adopted development aspirations for the site within the SRF, and other relevant planning policies.

The purpose of the partial demolition of Premier House is to facilitate the high quality redevelopment of the remainder of the site to provide new commercial workspace with a redeveloped Premier House and a new landmark residential development to the northern-most plot of the Renaissance site. The early demolition works are a critical part of the overall masterplan vision and to ensure the delivery of this strategically important regeneration site.



SUMMARY

We trust that this letter and the supporting documents are satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'E. Harvey', enclosed within a thin black rectangular border.

Ed Harvey
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For and on behalf of Avison Young (UK) Limited