



Planning Statement – Residential S73

Renaissance, Deansgate

October 2024

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Prepared By: EH/LN

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This Planning Statement has been prepared by Avison Young ('AY') on behalf of the Applicant, Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG), in support of a Section 73 planning application to amend the design of the residential development consented under application reference: 132088/FO/2021. This application was granted permission on 28th February 2023 and permitted the following development:

"Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works."

- 1.2 The above permission was accompanied by a listed building consent under planning permission reference: 132508/LO/2021. The full description of development as per the planning decision notice is as follows:

"Listed Building Consent for the part removal of an existing retaining wall adjoining the listed structure and creation of a stair connection to the Grade II listed Victoria Bridge in association with the current residential planning application (ref:132088/FO/2021)."

- 1.3 The application site has been cleared following the consented partial demolition of Premier House (application reference: 130049/DEM/2021) and some pre-commencement planning conditions have already been discharged (discussed further at **Appendix I**). However, the permissions above have not yet been implemented.

The Applicant

- 1.4 Property Alliance Group (PAG) and Starwood Capital (SCG) are like-minded partners that share a vision and commitment to deliver a stand-out development at the site of the Renaissance hotel. The complementary skill sets and combined real estate experience, including Starwood Capital's unique hospitality track record and Property Alliance Group's City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in

Manchester.

- 1.5 The joint venture (JV) is proposing a transformational, high-quality and deliverable scheme that will finally realise the potential of the wider Renaissance site through redevelopment of existing buildings and new build development to deliver a new destination hotel, a flagship office building, and a landmark residential development, together with a new activated frontage to Deansgate including new retail units, engagement with the river, and new public realm.

Holistic Masterplan Proposals

- 1.6 The site forms part of the wider Renaissance Hotel complex that is the last remaining undeveloped site within the 1999 City Centre Masterplan and has long been a strategic regeneration objective of Manchester City Council (MCC). SCG and PAG propose the comprehensive transformation of this wider site into a high-quality mixed-use destination, with various planning applications being submitted to MCC for approval pursuant to an overall illustrative masterplan.
- 1.7 The application site extends to approximately 0.35 hectares and forms part of the Renaissance complex, which is located at the northern end of Deansgate in Manchester City Centre. The wider site fronts onto Deansgate, Blackfriars Street, and Victoria Bridge Streets, and the River Irwell.
- 1.8 The Renaissance complex currently comprises a vacant 15-storey, 203 bedroom hotel building (being refurbished under application reference: 130446/FO/2021), a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which has been vacant for a significant number of years (being demolished and redeveloped under application reference: 134640/FO/2022).
- 1.9 This particular Section 73 application relates only to the proposed development of a high-quality landmark residential building on the northern-most area of the Renaissance complex (application reference: 132088/FO/2021), alongside extensive new public realm, following the consented partial demolition of Premier House which has cleared the plot for development (application reference: 130049/DEM/2021).
- 1.10 The extent of the application site is shown on the Location Plan submitted with the planning application.

Proposed S73 Amendments

- 1.11 The proposed amendments to the residential building, which are set out in detail later within this document, have been made as a consequence of design updates needed to satisfy changes in fire safety regulations that came into force in 2023. The current planning approval reference: 132088/FO/2021 does not meet these regulations and as such design changes have been necessary to bring the scheme in line with current regulations.

- 1.12 The proposed amendments are applied to the residential building only reference: 132088/FO/2021 and are not considered to impact upon the approved listed building consent reference: 132508/LO/2021.
- 1.13 The detail of each design amendment is set out later in this report. In summary however they include:
- General internal layout changes affecting staircores and lifts plus apartment layouts and amenity spaces.
 - Minor elevation changes to the ground floor.
 - Increased floor plates lengths / larger floor plates over floors 14-27 leading to, amended building massing, shift of stepped terraces over floors 14-27 with terraces now starting at level 16 and change to elevations.
 - New apartment accommodation to floor 27. Occupying the previous 27th floor roof with upper floor accommodation of new duplex units. Please note the approved height of the building is not affected but elevation changes are proposed to floor 27.
 - Overall building gross internal area (GIA)/ net internal area (NIA) and mix changed, but total number of apartments remains as approved (300no. units).
- 1.14 Discussions with the local planning authority (LPA) have confirmed the in-principle support for the revised proposals and it has been agreed that the planning mechanism that should be used to secure the amendments is Section 73 of the Town and Country Planning Act.
- 1.15 Due to the amendments proposed, this application will therefore seek to amend the following conditions:
- Condition 2: substitution of revised drawings, addendum Planning Statement, addendum Design and Access Statement, EIA Addendum and supporting technical appendices and documents.
 - Condition 14: updating the reference to the Fisher Acoustics Noise Study.
 - Condition 15: updating the reference to the Fisher Acoustics Noise Study.
 - Condition 34: substitution of revised drawings.
 - Condition 35: substitution of revised drawings.
 - Condition 37: substitution of revised drawings.
 - Condition 40: substitution of revised drawings.
 - Condition 43: substitution of Fire Statement.

- 1.16 A comprehensive list of proposed revised conditions has been set out at **Appendix I** of this document. This list of conditions also includes re-worded conditions in light of the pre-commencement conditions already discharged from permission reference: 132088/FO/2021.

Structure of Statement

- 1.17 The Planning Statement considers a range of principal matters to enable a thorough evaluation of the proposals against the relevant local and national planning policy framework. The statement is structured as follows:
- **Chapter 2** – describes the application site and the surrounding area, including any known environmental constraints and relevant planning history;
 - **Chapter 3** – outlines the planning history at the site;
 - **Chapter 4** – describes the proposed amendments;
 - **Chapter 5** – assesses the scheme proposals in planning terms, including reference to pertinent planning policies;
 - **Chapter 6** – outlines the environmental and technical considerations present at the site;
 - **Chapter 7** – sets out the main conclusions of this Planning Statement.

Supporting Material (including EIA)

- 1.18 The application is accompanied by a suite of supporting technical reports which have been updated to address the amendments proposed under this Section 73 application. The list of documents has been prior agreed with the LPA.
- 1.19 The supporting material includes an Environmental Statement Addendum. The EIA Technical Team has reviewed the proposed amendments, alongside the original conclusions of the relevant ES chapters, and has confirmed that only a select number of chapters (with corresponding reports) require an update. The EIA Technical Team therefore concluded that only chapters relating to Townscape and Visual Impact, Heritage and Wind required an update (alongside their Cumulative Impacts). The scope of the ES Addendum was also agreed with the LPA prior to submission.
- 1.20 Any documentation (including EIA chapters) not listed below but submitted under application reference: 132088/FO/2021 therefore still remains valid and it has been determined that the conclusions of such reports/ chapters are not affected by the amendments sought under this Section 73 application.

- 1.21 A list of the full suite of documentation submitted with this application, including the content of the ES Addendum can be found below:

Documents

- Covering Letter;
- Application forms and certificates;
- Daylight and Sunlight Supplementary Assessment;
- Design and Access Statement Addendum (S73 document);
- Environmental Statement Addendum, including:
 - Town and Visual Impact Assessment;
 - Heritage;
 - Wind;
- Fire Strategy/ Safety Assessment;
- Noise Assessment;
- Planning Statement, including:
 - Blue and Green Infrastructure Statement (included in Section 5); and
- Tall Buildings Statement.

- 1.22 As the overall number of residential units proposed is not changing as a result of the amendments proposed, it has been agreed with the local planning authority that an updated financial viability assessment is not required to support the Section 73 application.

Drawings

- 1.23 The following drawings listed under the consent Ref:132088/FO/2021 have been revised under the Section 73 application and submitted:
- 150_MP_02_2200 Rev B
 - 150_B2_02_2200 Rev B
 - 150_B2_02_2201 Rev B
 - 150_B2_02_2202 Rev A
 - 150_B2_02_2203 Rev A
 - 150_B2_02_2209 Rev A

- 150_B2_02_2214 Rev A
- 150_B2_02_2215 Rev A
- 150_B2_02_2216 Rev A
- 150_B2_02_2218 Rev A
- 150_B2_02_2220 Rev A
- 150_B2_02_2222 Rev A
- 150_B2_02_2224 Rev A
- 150_B2_02_2226 Rev A
- 150_B2_02_2227 Rev A
- 150_B2_02_2228 Rev A
- 150_B2_02_2298 Rev B
- 150_B2_02_2299 Rev B
- 150_B2_04_2200 Rev A
- 150_B2_04_2201 Rev A
- 150_B2_04_2202 Rev B
- 150_B2_05_2200 Rev A
- 150_B2_10_4202 Rev A .

1.24 The following drawings have been added in this Section 73 application and submitted:

- 150_B2_02_2204
- 150_B2_02_2221

1.25 The following approved drawings have not been altered and have not been re-submitted:

- 150_B2_00_1000
- 150_B2_10_4200
- 150_B2_10_4201
- 150_B2_10_4203
- 04150_B2_10_4204

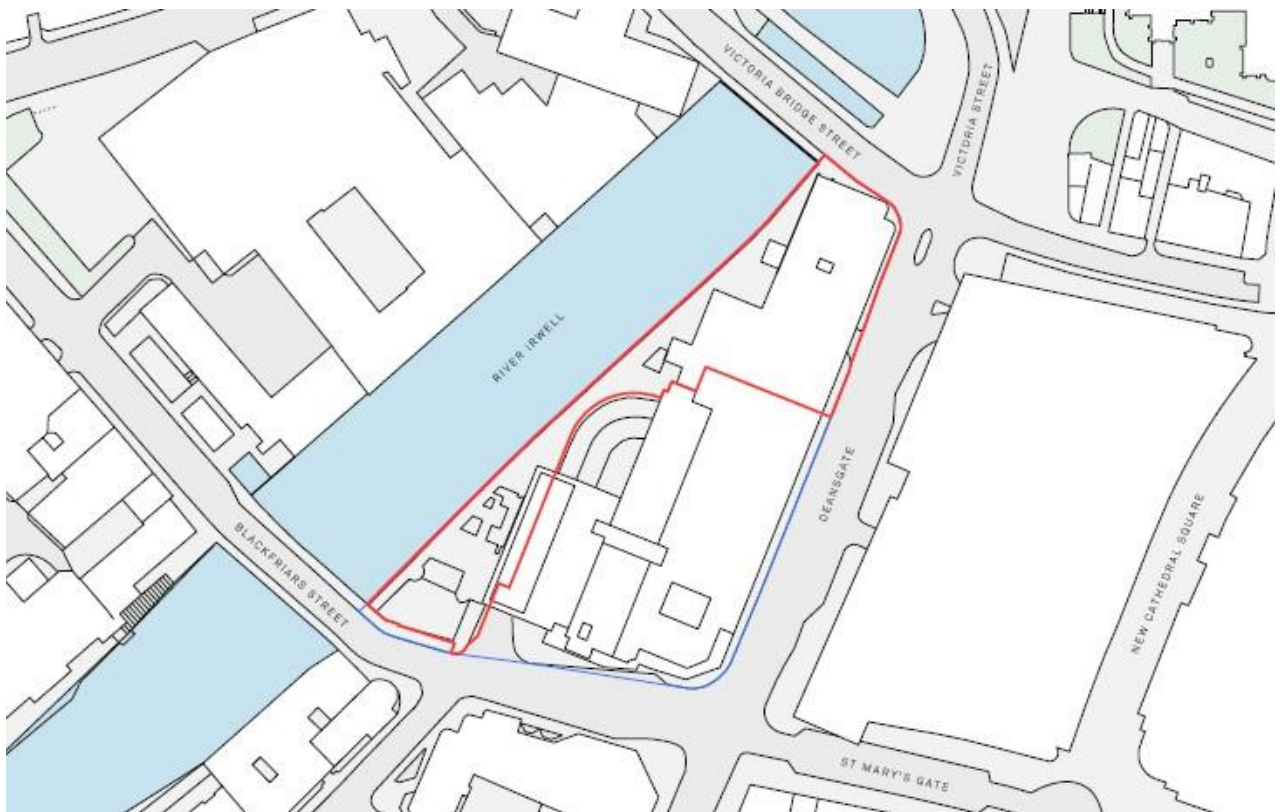
Summary

- 1.26 The application has been the subject of pre-application discussions with the LPA. The scope of supporting material was agreed with officers prior to submission of the application. Discussions with officers also highlighted key matters to be addressed as part of the planning process. All such matters have been duly considered and assessed as part of the application submission.

2. Site and Surrounding Area

The Application Site

- 2.1 The site extends to approximately 0.35 hectares and forms part of the wider Renaissance hotel complex, which is located at the northern end of Deansgate in Manchester City Centre. The wider site fronts onto Deansgate, Blackfriars Street, and Victoria Bridge Streets, and the River Irwell.
- 2.2 This particular application relates to the residential development approved (under application reference 132088/FO/2021) for the northernmost area of the Renaissance complex, following the consented partial demolition of Premier House which has cleared the plot for development (Ref: 130049/DEM/2021). A Location Plan showing the extent of the application boundary has been submitted with this application and an extract of this has been provided below.



Location Plan extract

Wider Renaissance Complex Site

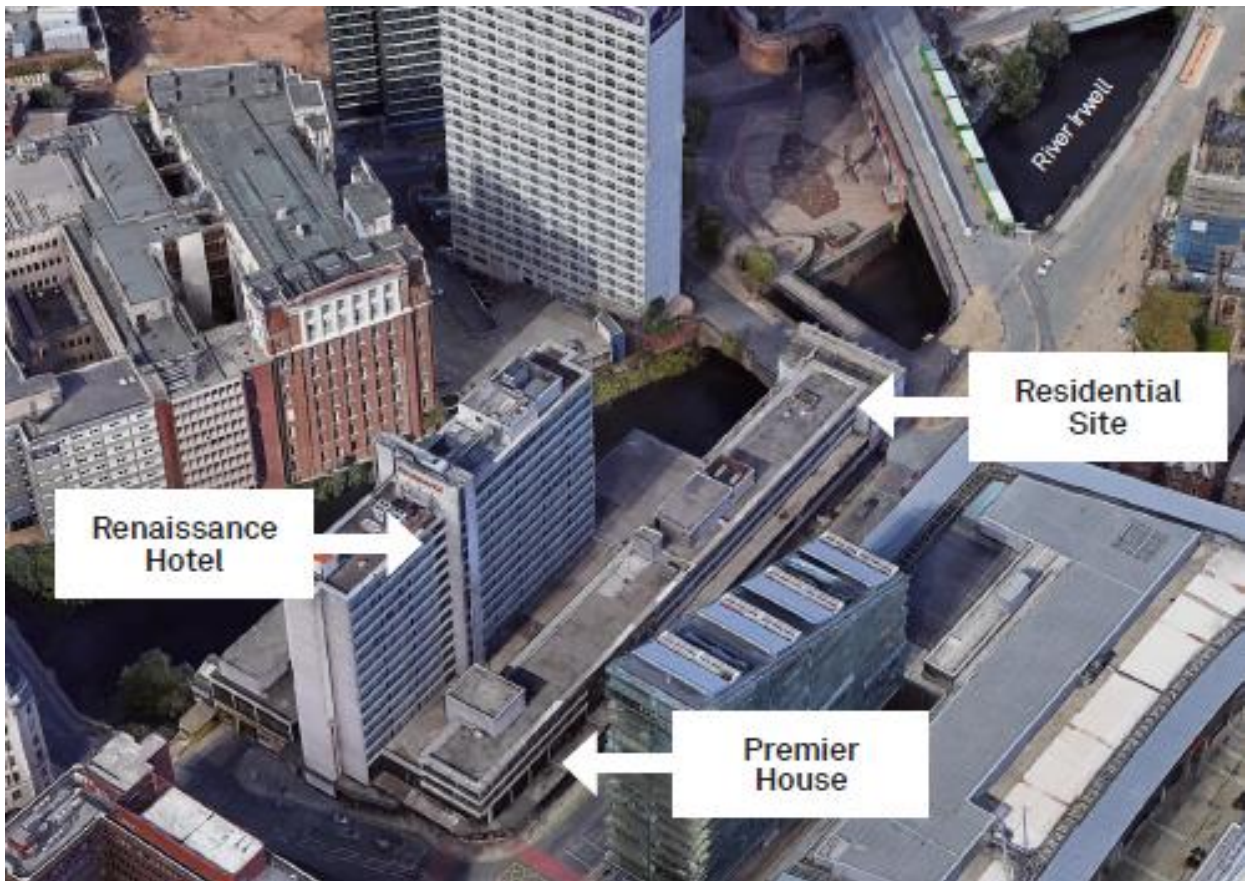
- 2.3 The wider Renaissance complex site currently comprises a vacant 15-storey, 203-bedroom hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which has been vacant for a significant number of years.

- 2.4 A satellite map extract showing the location of the wider Renaissance Site within the City Centre is provided below.



Site of wider Renaissance complex edged in red

- 2.5 It occupies a prominent location in the City Centre, situated at the northern tip of Deansgate and at a key intersection between Blackfriars Street, Deansgate and St Mary's Gate, which leads Market Street. The site formed part of the post-1999 City Centre Renewal Area Masterplan but is the only area of the Masterplan that has not undergone regeneration.
- 2.6 The masterplan site is currently at varying stages of redevelopment. The hotel refurbishment is due to open later this year (2024) under planning permission reference: 130446/FO/2021, whilst the existing Premier House structure has been demolished in preparation for the delivery of the approved office redevelopment under planning permission reference: 134640/FO/2022.
- 2.7 This area to the north of the masterplan site has also been demolished in preparation for the delivery of a new landmark residential building as approved under application reference: 132088/FO/2021. This Section 73 applications relates solely to proposed amendments to the residential building.



Masterplan aerial photograph

- 2.8 The site occupies a prominent position on the northern end of Deansgate, a principal thoroughfare through the north and south of the City Centre. Over the last 10-15 years, Deansgate has been transformed into a welcoming, vibrant street with a variety of multi-national and independent retailers and leisure occupiers. The site acts as a blight to this otherwise vibrant area, with unattractive frontages along the back of Harvey Nichols.



Present view of site from Deansgate





View of site from Victoria Bridge (left) and riverside (right)

- 2.9 Manchester's Medieval Quarter is located to the north-east of the site, containing several listed buildings including Manchester Cathedral. A number of retail units are located within close proximity to the site, adjacent to Deansgate, Blackfriars Street and St Mary's Gate. The western boundary of the site, which is significant in length (c. 125sq m), borders the River Irwell.
- 2.10 To the west of the site is the River Irwell along with the administrative boundary with Salford. There is a 3-storey car park located below street level, adjacent to the river. This car park is still in use and operated by NCP.

Statutory Designations

- 2.11 Considering statutory designations:
- **Listed Buildings** – The site itself is not listed however there are a number of listed buildings located near to the site, particularly to the north-east and south. The Grade II listed Victoria Bridge is located immediately beyond the site's northern boundary. Approximately 75m to the south- west of the site is the Grade II listed Blackfriars Bridge (List UID: 1279490). The Grade II listed Haywards Building (List UID: 1210025) also lies to the south of the site (circa 120m).
 - Further listed buildings line Cateaton Street to the north-east, including:
 - Grade I listed Cathedral Church of St Mary;
 - Grade II listed Mynshulls House (List UID: 1197779);
 - Grade II listed Mitre Hotel (List UID: 1197780);
 - Grade II listed The Old Wellington Inn (List UID: 1270698);
 - Grade II listed Sinclair's Oyster Bar (List UID: 1254647); and

- Grade II listed Former Corn and Produce Exchange (List UID: 1282970).
- **Conservation Areas** – The site is not located within a Conservation Area. However, the Parsonage Gardens Conservation Area borders the site to the south and the City of Manchester (Cathedral) Conservation Area is located to the north of the site.
- **Air Quality** – the site is within the Greater Manchester Air Quality Management Area (AQMA), which covers the whole of the City Centre core.

Summary

- 2.12 The application site, which is currently long term vacant and previously developed, represents a major brownfield regeneration opportunity in a highly sustainable location. The site, alongside its extant permission for residential development (reference: 132088/FO/2021) has been earmarked for comprehensive redevelopment for a significant number of years and is identified for development including new residential uses, by the adopted Ramada Complex SRF.

3. Planning History

The Site (including wider Renaissance complex)

- 3.1 The site (including the wider Renaissance complex) has been subject to a number of previous planning applications which are summarised in the table below.
- 3.2 The most recent applications have all been submitted by the current Applicant and relate to the overall vision to redevelop the former Renaissance Hotel complex. The application references: 130049/DEM/2021, 132088/FO/2021, 132508/LO/2021 and 138533/FO/2023 are all associated with the residential element of the scheme which this Section 73 application relates to. This includes the full planning permission and listed building consent, alongside two applications for enabling works to clear the site and support the building.

LPA ref	Description	Decision
Applications by JV relating to Redevelopment of Renaissance		
138533/FO/2023	Full planning application submitted in November 2023 for: <i>"Installation of ground anchors in association with residential development as permitted under planning permission reference: 132088/FO/2021."</i>	Approved 11/01/24
134640/FO/2022	Full planning application submitted in August 2022 for: <i>"Erection of a 5-storey building comprising of new office space and commercial units (former Premier House)."</i>	Approved 27/01/23
134208/DEM/2022	Prior approval application submitted in June 2022 for: <i>"Prior Notification for demolition of remaining structure of Premier House (following previous approval for partial demolition under application ref no 130049/DEM/2021)."</i>	Approved 12/08/22
132508/LO/2021	Listed Building Consent application submitted in December 2021 for: <i>"Listed Building Consent for the part removal of an existing retaining wall adjoining the listed structure and creation of a stair connection to the Grade II listed Victoria Bridge in association with the current residential planning application (ref: 132088/FO/2021)."</i>	Approved 28/02/23

132088/FO/2021	Full application submitted in November 2021 for: <i>"Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works."</i>	Approved 28/02/23
130935/FO/2021	Full application submitted in July 2021 for: <i>"Refurbishment of retained structure comprising stripping building back to its core, external alterations including new facades and extension of floorplate on Deansgate elevation (circa 3m) to create new office space (Use Class E) (floors 1-3) with new ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-3, new roof top plant, new public realm and landscaping and supporting infrastructure and ancillary facilities including gym, refuse store, plant areas cycle store and other ancillary facilities within lower ground floor."</i>	Approved 13/08/21
130446/FO/2021	Full application submitted May 2021 for: <i>"Development comprising 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."</i>	Approved 26/08/21
130049/DEM/2021	Prior approval application submitting in April 2021 for: <i>"Prior Notification for part-demolition of Premier House (which forms part of the Renaissance hotel complex)."</i>	Approved 08/07/21
129468/FO/2021	Full application submitted February 2021 for: <i>'Replacement windows to existing hotel building.'</i>	Approved 22/04/2021

LPA ref	Description	Decision
Applications by Others		
125207/FO/2019	Full application submitted October 2019 for: <i>'Elevational alterations to allow for modifications to existing entrance to hotel on Blackfriars Street'</i>	Approved 18/02/2020
124755/AOH/2019	Full application submitted October 2019 by Urban & Civic for: <i>'2no. externally illuminated, static advertisement banners for a temporary period of 12 months only.'</i>	Temporarily approved 20/11/2019
101119/REP/2012/C1	Extension of time application submitted by 'Deansgate Cronus Limited' for: <i>'Extension of time limit on planning permission 088133/FO/2008/C1 for demolition of existing buildings and re-development of site to construct four buildings varying in height from: ground plus 10 storeys; to ground plus 35 storeys incorporating 248 residential units (Class C3) : a hotel (Class C1); offices (Class B1); retail (Class A1); financial and professional (Class A2); restaurant and cafe (Class A3); drinking establishment (Class A4); hot food take away (Class A5); and 599 basement car parking spaces set within fully accessible public realm including new public open spaces; new pedestrian connections and new riverside walkways and spaces: together with related highways, access and servicing works, landscaping and associated works.'</i> The planning permission was never implemented / has now expired.	Approved 03/04/2013
088133/FO/2008/C1	Full application submitted by Burdett Properties Limited for: <i>'Demolition of existing buildings and re-development of site to construct four buildings varying in height from: ground plus 10 storeys; to ground plus 35 storeys incorporating 248 residential units (Class C3) : a hotel (Class C1); offices (Class B1); retail (Class A1); financial and professional (Class A2); restaurant and cafe (Class A3); drinking establishment (Class A4); hot food take away (Class A5); and 599 basement car parking spaces set within fully accessible public realm including new public open spaces; new pedestrian connections and new riverside walkways and spaces: together with related highways, access and servicing works, landscaping and associated works.'</i> We understand that this planning permission was never implemented / has now expired.	Approved 10/06/2009

LPA ref	Description	Decision
088257/LO/2008/C1	Application for listed building consent in conjunction with the above application submitted by Burdett Properties Limited in November 2008 for: <i>'LISTED BUILDING CONSENT The placing of a new wall and balustrade against the structure and balustrade of Victoria Bridge to create a new at grade physical connection between Blackfriars Street and Victoria Bridge Street via a section of new riverside walkway associated with the concurrent application for redevelopment of land bounded by Blackfriars Street, Victoria Bridge Street, Deansgate and the River Irwell (Application No. 088133/FO/2008/C1)'</i>	Approved 11/06/2009
088132/LO/2008/C1	Application for listed building consent in conjunction with the above application submitted by Burdett Properties Limited in November 2008 for: <i>'LISTED BUILDING CONSENT Removal of brick structure concealing part of Blackfriars Bridge facade, removal of two 1.8 metre sections of balustrade and making good remaining stonework in connection with the creation of a new at grade physical connection between Blackfriars Street and Victoria Bridge Street via a section of new riverside walkway associated with the concurrent application for redevelopment of land bounded by Blackfriars Street, Victoria Bridge Street, Deansgate and the River Irwell (Application No. 088133/FO/2008/C1)'</i>	Approved 11/06/2009

Summary

- 3.3 The site has been the subject of various significant planning applications in recent years. As set out above, whilst the site was the subject of a major application in 2009 comprising four new buildings, the tallest at 35 storeys, development has never been brought forward and delivered. As a result, the site is the last undeveloped site within the 1999 City Centre Renewal Masterplan, which was prepared following the 1996 bombing, and therefore remains a longstanding strategic regeneration priority for the City Council. The site does now, however, benefit from the extant planning permission (reference: 132088/FO/2021) granted in 2023 for a landmark residential scheme. This Section 73 application relates solely to this residential permission.

4. Proposed Development

- 4.1 This section sets out a summary of the proposed development and should be read in conjunction with the Design and Access Statement submitted in support of the planning application.

Overview of S73 Amendments

- 4.2 This application relates to the third of the three major planning applications being brought forward by the JV as part of the overall regeneration of the former Renaissance Hotel complex, and pursuant to an illustrative masterplan and the broad development principles in the Ramada Complex SRF. It focuses on the final stage of the holistic masterplan proposals which is the redevelopment of the northmost area of the site (following site clearance from the demolition of Premier House), for a new, high quality residential development at ground + 26 storeys that will provide 300 residential units with ground floor retail/ leisure units, supported by high quality amenity space, including new riverside public realm with a new food and beverage offer, as well as riverside amenity space and communal and private roof terraces for new residents.
- 4.3 Planning permission reference: 132088/FO/2021 was granted approval in February 2023 for the following development:

"Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works."

- 4.4 Since the approval of this application, new fire safety regulations have come into force therefore internal design updates are required to the approved scheme. The following amendments are proposed to bring the residential building up to the new regulatory standard:
- 1 x additional fire escape stair shaft;
 - 1 x additional evacuation lift;
 - Additional smoke/ventilation shafts; and,
 - Replanning of the primary core to provide evacuation lift and stair lobbies.

- 4.5 As a result of the above amendments there has however been a significant loss of internal sales area. To offset this loss of building efficiency, amendments to the scale, massing and appearance of the approved design have been carefully crafted to minimise the impact to the consented scheme. These amendments can be summarised as follows:
- Floor plans extended to the south levels 14-27 with amendments to associated elevations, including terraces now starting at level 16;
 - New internal accommodation added to level 27 (consented roof plan area) with amendments to the level 27 elevations; and,
 - Minor ground floor facade updates due to internal layout changes.
- 4.6 Whilst the above describes the amendments affecting the scale, massing and appearance of the consented scheme, other changes proposed which do not affect these include:
- General internal floor plan layout changes;
 - An increase in building GIA/NIA; and,
 - Amended 1/2/3/4 bed % mix.
- 4.7 The approved number of units (300) is not impacted by the proposed amendments, nor do the changes proposed affect the landscaping and public realm as currently consented.

Proposed Use, Layout and Quantum of Development

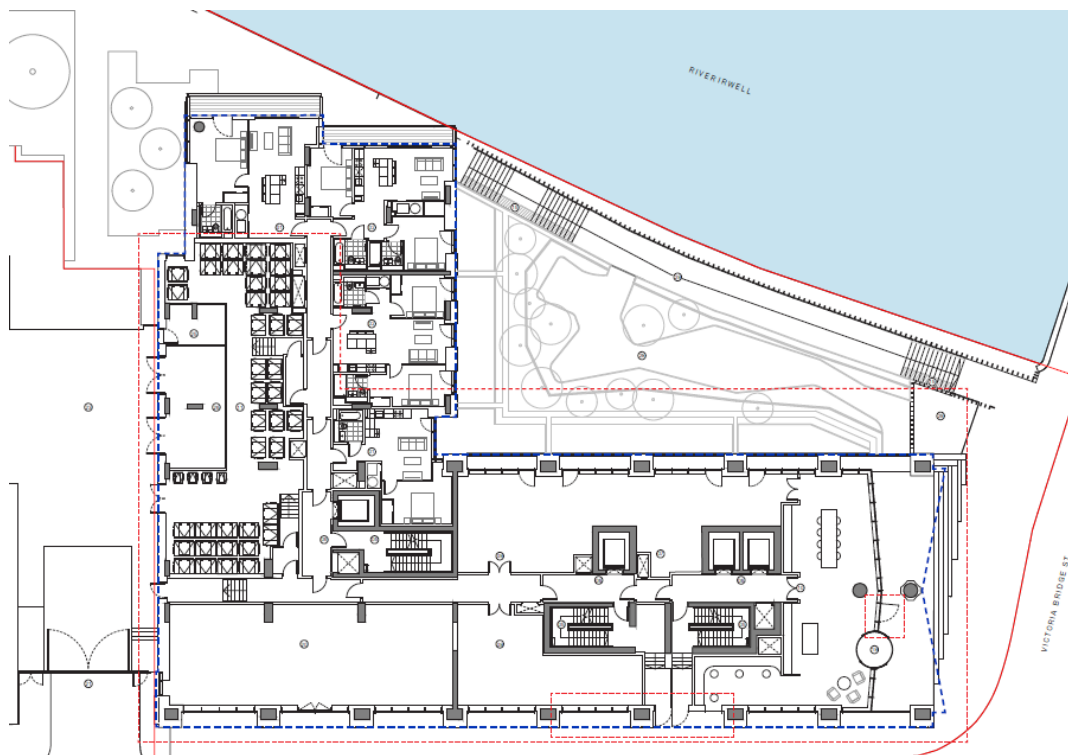
- 4.8 The amendments proposed under this Section 73 application do not impact upon the proposed use of the residential development as approved. The proposed use of the development remains to be a new, high quality residential building at part ground + 13 storeys (known as the “Irwell block”) and part ground + 26 storeys (the “Deansgate block”) which will sit appropriately within the surrounding context. The development will provide 300 residential units and will be supported by high quality amenity space, including new riverside public realm with a new leisure/ food and beverage offer.
- 4.9 Ground floor retail units will still be provided along Deansgate to completely animate this key route in conjunction with the new office building and wider public realm aspirations. Some of the retail has nonetheless had to be omitted to be replaced with resident amenity space in light of the regulation amendments necessary.
- 4.10 The proposed scheme still provides extensive residential amenity; including a gym, cinema room, communal roof terrace and riverside residents garden. Other areas of amenity are yet to be decided

and areas within the building have been provided for this.

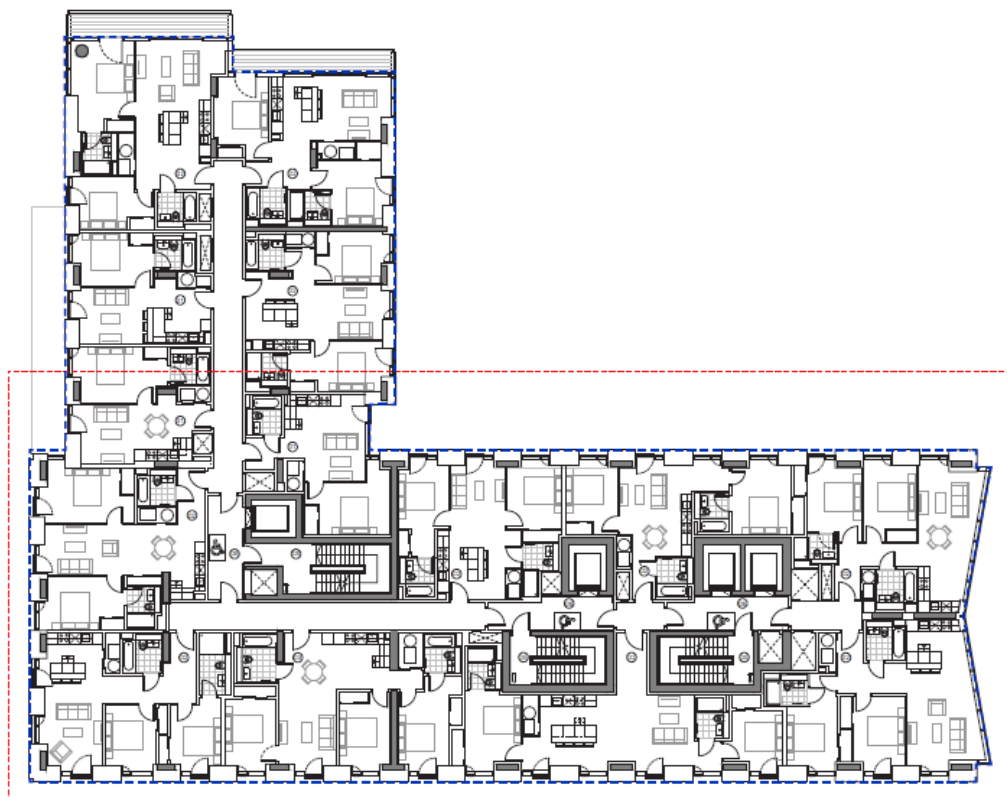
4.11 In terms of public realm and landscape, none of the detail approved as part of the previous Premier House permission, and the original residential permission, which together will provide the landscaping around the residential development, is affected by this Section 73 application. In fact, the residential building footprint and site layout approved under the original permission are entirely unchanged by these amendments.

4.12 Whilst the layout of the site is unchanged by this application, internal layouts within the building are altered as a result of the proposed amendments. The layout amendments per floor can be summarised as follows:

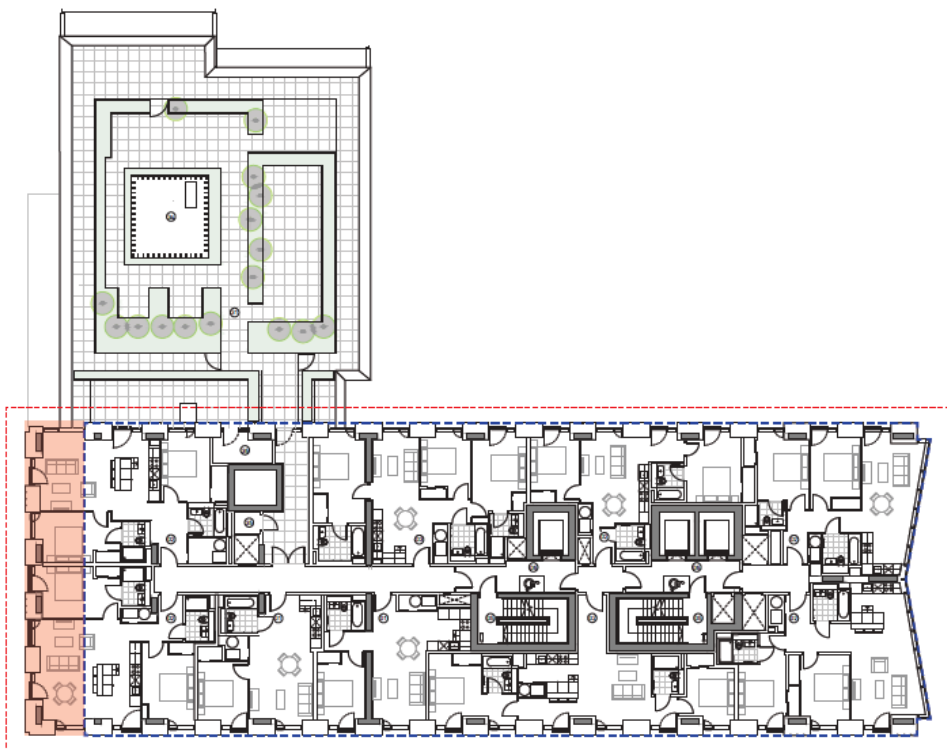
- Fire-fighting lobby added to all floors with an +1 additional stair and evacuation lift plus associated firefighting lobbies. All apartment layouts amended.
- Ground floor layout amended.
- Internal floorplate extended into previous/consented external terrace area. Therefore, Level 14 – 27th floor massing increased, with terraces now starting from level 16.
- New smoke vent plant located internally to south facing elevation on the 20th floor.
- New duplex units proposed with entry at 26th floor and upper floor accommodation at 27th floor connected via an internal stair.
- New private terrace proposed to the east facing elevation at 27th floor.
- New external plant proposed above the primary core but within the footprint of 27th floor.
- New upper roof to 27th floor duplex accommodation with roof void above 27th floor plant located directly above the primary core (the consented building height is not affected).



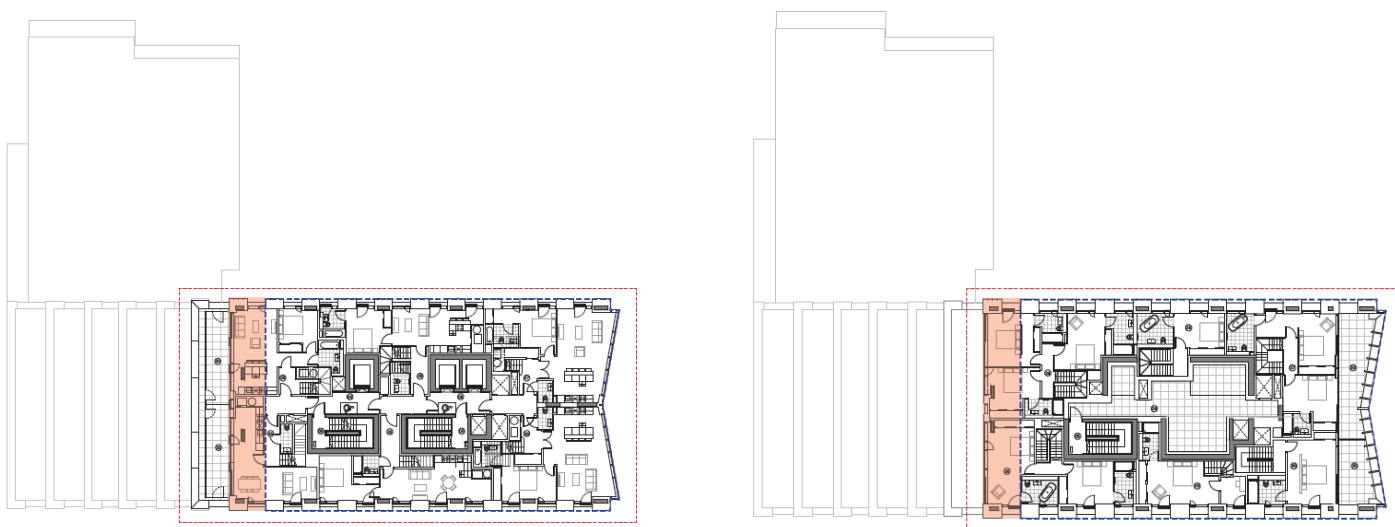
Proposed updated ground floor plan



Proposed updated 3rd floor plan



Proposed updated 14th floor plan



Proposed updated 26th and 27th floor plans

4.13 As a result of the internal layout changes, the elevations are also proposed to be amended as follows:

East Elevation

- Internal floor plate extended into previous / consented external terrace area floors 14-27, with terraces now starting at level 16.
- Scale, massing and elevation amendments proposed where the floorplate is extended.
- New upper floor duplex accommodation added to level 27.
- New glazing added between precast to level 27.
- Minor elevation amendments to ground floor.



Proposed updated East elevation

North and South Elevations

- External apartment terraces starting at level 16 instead of level 14.
- New upper floor duplex accommodation added to level 27 east and south facing elevations.
- New glazing added with external terrace to level 27 east facing elevation.

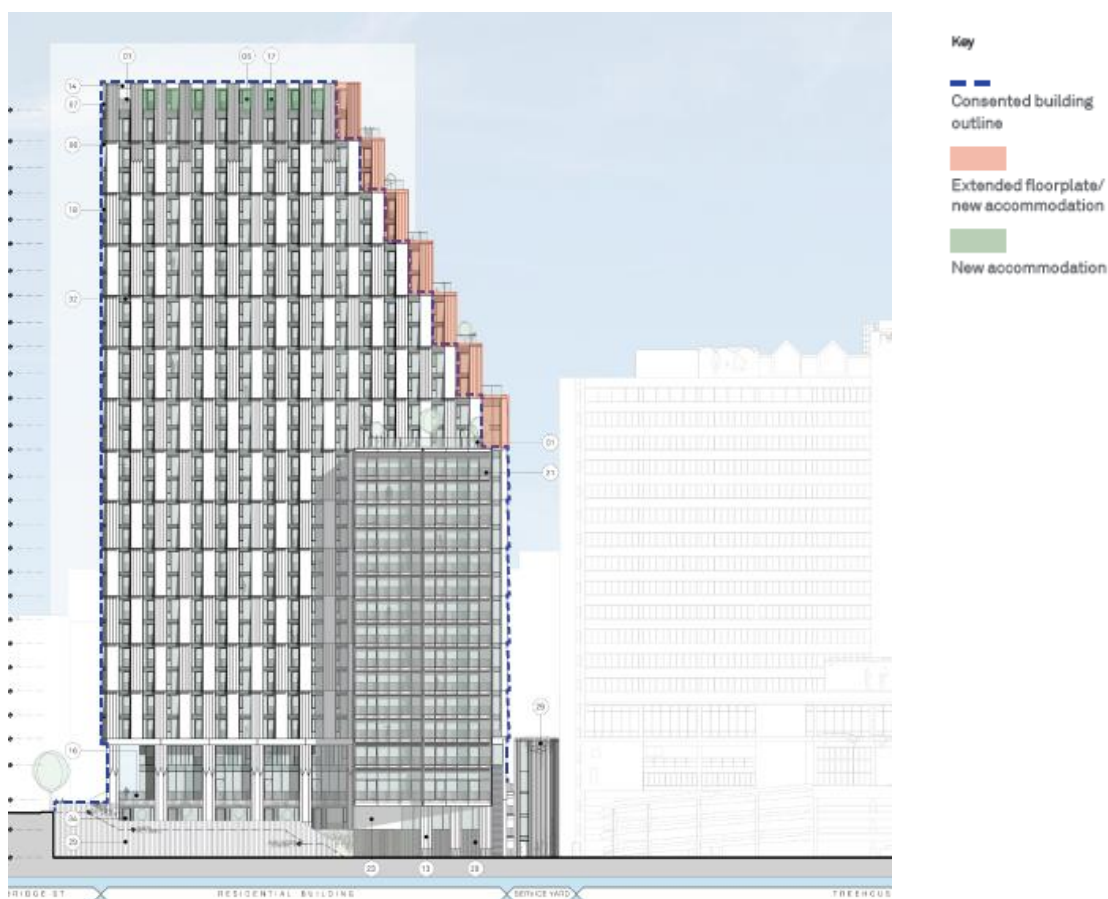
- Minor elevation amendments to ground floor east facing elevation.
- New decorative ventilation louvres added level 20-21 south facing elevation to support internal smoke vent plant.



Proposed updated North and South elevations

West Elevation

- Internal floor plate extended into previous / consented external terrace area floors 14-27 with terraces now starting at level 16.
- Scale, massing and elevation amendments proposed where the floorplate is extended.
- New upper floor duplex accommodation added to level 27.
- New glazing added between precast to level 27.

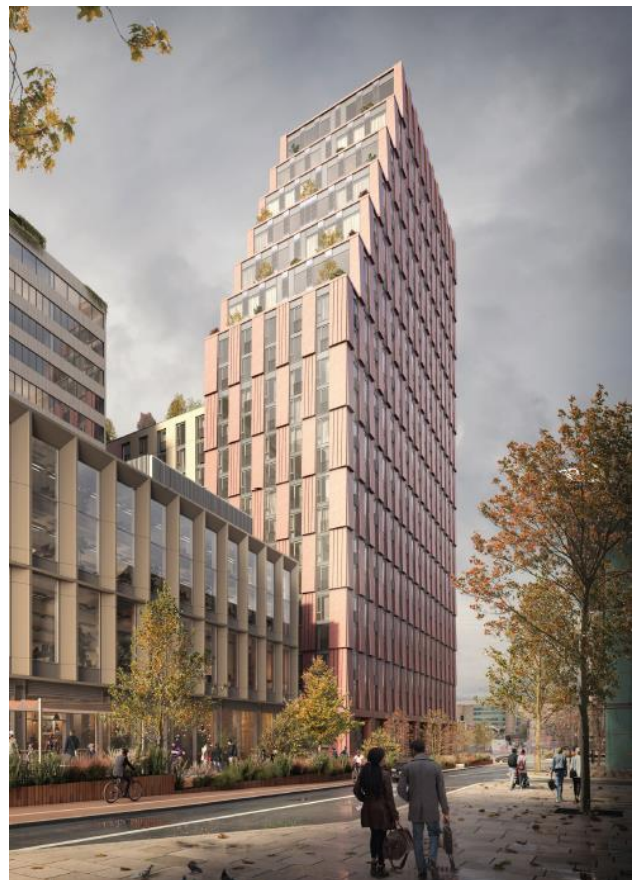


Proposed updated West elevation

- 4.14 The overall quantum of development proposed by this Section 73 application remains unchanged from the consented scheme (300 units), albeit there are changes proposed to the residential unit mix as follows:

Consented	Proposed
104no. 1 beds (34.7%)	84no. 1 beds (28%)
183no. 2 beds (61%)	202no. 2 beds (67.3%)
9no. 3 beds (3%)	8no. 3 beds (2.7%)
4no. 2 bed penthouses (1.3%)	6no. penthouses – 4no. 2 beds, 1no. 3 beds and 1.no 4 bed (2%)
Total – 300 units	Total – 300 units

- 4.15 The proposed development provides an increased number of 2 bed apartments and a reduced number of 1 bed units. It also now includes duplex apartments over levels 26 and 27. These changes have been accommodated within the consented building footprint and height. However, the massing of the south facing stepped terraces (previously level 14 – 27) has been amended, with each floor extending further southwards and terraces now starting at level 16. Visually, the effect this has is of reducing the number of 'steps' in the south elevation of the building by two floors.
- 4.16 Through the internal amendments there has also been a reduction in the overall Use Class E/Sui Generis floorspace proposed. The updated scheme therefore proposes 579sq.m of Use Class E/ Sui Generis floorspace (comprising of 121sq.m retail use and 458sq.m residents amenity), which is a reduction of 589sq.m against the original consented scheme (1,168sq.m of Use Class E/ Sui Generis floorspace (comprising of 200sq.m retail use, 800sq.m food and beverage and 168sq.m residents gym).
- 4.17 This application does not propose to amend the number of consented dedicated car parking spaces in the new car park area (Level -02) which stands at 36.no spaces, nor do the amendments impact upon the consented cycle parking at 300no. spaces.



Proposed updated visuals looking south (left) and north (right) along Deansgate



Proposed updated visuals in the day (left) and at dusk (right)

Summary

- 4.18 This chapter has described the proposed amendments to the consented residential development, which predominantly relate to internal changes as a result of updated fire regulations. The scale, massing and appearance of the building are also proposed to be altered to accommodate the internal changes but the design team have worked to minimise the effect of these changes, visually, as far as possible.
- 4.19 of the proposed development remains a high-quality residential offer with ground floor active uses, including retail units, and is a crucial and fundamental part of the wider masterplan to ensure a development which will finally realise the longstanding strategic aspirations for this important site.

5. Planning Assessment

- 5.1 This chapter of the Planning Statement sets out the S73 procedure, the changes proposed to the approved documentation and assesses the proposed development against the most relevant local planning policies and in light of other material planning considerations. It demonstrates that the amendments proposed still ensure that the development accords with the Development Plan and supports the Council's aspirations for the regeneration of the site.
- 5.2 Please note this section does not provide assessment of the application proposals against every Development Plan policy. Compliance against environmental and technical-based planning policies is provided in the individual supporting technical reports, which are also summarised in the next chapter.

Section 73 Procedure

- 5.3 It has been agreed with the LPA that the proposed amendments represent material changes to the consented scheme. Therefore an application to vary the existing planning permission and selected conditions utilising the procedure set out in Section 73 of the Town and Country (Planning) Act 1990 (as amended) is required.
- 5.4 For ease of reference, a comprehensive list of conditions has been provided at Appendix I. The list sets out those conditions we are proposing to revise as part of this application, those which have been discharged already (and the revised wording needed to reflect this, and those conditions which will be carried forward with no changes required.
- 5.5 The table below sets out the drawings and documents approved under the original application (reference: 132088/FO/2021) against the proposed substitute drawings and documents submitted with this Section 73 application.

Original/Approved Drawings and Documents	Proposed Drawings and Documents
Drawings	
150 B2 02 2298 Proposed Level -02 General Arrangement Plan Rev A	150 B2 02 2298 Proposed Level -02 General Arrangement Plan Rev B
150 B2 02 2299 Proposed Level -01 General Arrangement Plan Rev A	150 B2 02 2299 Proposed Level -01 General Arrangement Plan Rev B
150 B2 02 2200 Proposed Ground Floor Arrangement Plan	150 B2 02 2200 Proposed Ground Floor Arrangement Plan Rev B
150 B2 02 2201 Proposed Level 01 General	150 B2 02 2201 Proposed Level 01 General

Arrangement Plan Rev A	Arrangement Plan Rev B
150 B2 02 2202 Proposed Level 02 General Arrangement Plan	150 B2 02 2202 Proposed Level 02 General Arrangement Plan Rev A
150 B2 02 2203 Proposed Level 03-08 General Arrangement Plan	150 B2 02 2203 Proposed Level 03 General Arrangement Plan Rev A
No original plan, new plan added under this S73.	150 B2 02 2204 Proposed Level 04-08 General Arrangement Plan
150 B2 02 2209 Proposed Level 09-13 General Arrangement Plan	150 B2 02 2209 Proposed Level 09-13 General Arrangement Plan Rev A
150 B2 02 2214 Proposed Level 14 General Arrangement Plan	150 B2 02 2214 Proposed Level 14 General Arrangement Plan Rev A
150 B2 02 2215 Proposed Level 15 General Arrangement Plan	150 B2 02 2215 Proposed Level 15 General Arrangement Plan Rev A
150 B2 02 2216 Proposed Level 16-17 General Arrangement Plan	150 B2 02 2216 Proposed Level 16-17 General Arrangement Plan Rev A
150 B2 02 2218 Proposed Level 18-19 General Arrangement Plan	150 B2 02 2218 Proposed Level 18-19 General Arrangement Plan Rev A
150 B2 02 2220 Proposed Level 20-21 General Arrangement Plan	150 B2 02 2220 Proposed Level 20 General Arrangement Plan Rev A
No original plan, new plan added under this S73.	150 B2 02 2221 Proposed Level 21 General Arrangement Plan
150 B2 022222 Proposed Level 22-23 General Arrangement Plan	150 B2 022222 Proposed Level 22-23 General Arrangement Plan Rev A
150 B2 02 2224 Proposed Level 24-25 General Arrangement Plan	150 B2 02 2224 Proposed Level 24-25 General Arrangement Plan Rev A
150 B2 02 2226 Proposed Level 26 General Arrangement Plan	150 B2 02 2226 Proposed Level 26 General Arrangement Plan Rev A
150 B2 02 2227 Proposed Level 27 General Arrangement Plan	150 B2 02 2227 Proposed Level 27 General Arrangement Plan Rev A
150 B2 02 2228 Proposed Roof Level General Arrangement Plan	150 B2 02 2228 Proposed Roof Level General Arrangement Plan Rev A
150 B2 04 2200 Residential Building - Block 2 Proposed East Elevation	150 B2 04 2200 Residential Building - Block 2 Proposed East Elevation Rev A
150 B2 042201 Residential Building - Block 2 Proposed North & South Elevation	150 B2 042201 Residential Building - Block 2 Proposed North & South Elevation Rev A

150 B2 04 2202 Residential Building - Block 2 Proposed West Elevation Rev A	150 B2 04 2202 Residential Building - Block 2 Proposed West Elevation Rev B
150 B2 05 2200 Proposed Section AA/BB Residential Building – Block 2	150 B2 05 2200 Proposed Section AA/BB Residential Building – Block 2 Rev A
150 B2 10 4202 Residential Building - Block 2 Bay Study 03	150 B2 10 4202 Residential Building - Block 2 Bay Study 03 Rev A
150 MP 02 2200 Masterplan Ground Floor Plan	150 MP 02 2200 Masterplan Ground Floor Plan Rev B
Documents	
Fire Statement - FS 001.2, Renaissance Residential Building, 9 December 2021	Fire Statement - FS 002.0 , Renaissance Residential Building, 13 September 2024
Daylight and Sunlight, Amenity Impact, Assessment Report, Proposed Residential Redevelopment Rev 01	Daylight and Sunlight, Amenity Impact of the Proposed Development Supplementary Report, Proposed Residential Development, 1033a/MPS/JM Rev 00, September 2024 (please note this is a supplementary report)
Fisher Acoustics Renaissance (Residential) Manchester Environmental Noise Study October 2021 Ref:PR0657- REP05A-MPF	Fisher Acoustics Renaissance (Residential) Manchester Environmental Noise Study October 202 4 Ref:PR0657- REP05 B -MPF
Environmental Statement October 2021	Environmental Statement Addendum October 2024 (please not only addendum not full replacement)
Planning Statement October 2021	Planning Statement October 2024
Tall Building Statement October 2021	Tall Building Statement October 2024
Property Alliance Group / Starwood Capital Group, Renaissance Site Residential Building Design & Access Statement Issue No.02 13-12-21;	Property Alliance Group / Starwood Capital Group, Renaissance Site, Residential Building, Section 73 Application, Issue No.2 09.10.24 (please note this is an addendum to the original DAS not a full replacement)

Assessment

- 5.6 Based on the nature of the proposed development, having regard to the statutory Development Plan for Manchester and other material considerations, we consider the key matters in assessing the

amendments proposed under this Section 73 application are as follows:

- Residential Quality;
- Heritage;
- Design Issues and Historic England Guidance on Tall Buildings;
- The Architectural Quality of the Building;
- Relationship to the Context;
- Credibility of the Design;
- Provisions of a Well-Designed Environment;
- Effect on the Local Environment; and,
- Blue and Green Infrastructure.

5.7 The principle of residential development at the site is clearly acceptable given that planning permission already exists for a ground plus 26 storey residential scheme comprising 300 units. The amendments proposed have not impacted upon the number of units being delivered at the site, nor the uses, proposed and instead have only sought to diversify the mix of units further in response to key regulation changes necessary to ensure the safety of the building. The development still supports the Council's Local Plan policy objectives and will deliver much needed new homes for Manchester along with a series of substantial and wide-ranging economic, social and environmental public benefits, as detailed in the original Planning Statement.

Residential Quality

5.8 The proposals would regenerate a previously developed site with a high-quality residential development in line with the Council's Residential Growth Strategy.

5.9 The design of the individual residential apartments has evolved with reference to the overarching principles of the Manchester Residential Quality Guidance, as well as the key design aspirations relating to thresholds, space and daylight, storage, and privacy. In addition, the design of the apartments has been considered in light of the space standards referred to within the document and the layout and planning of the units evolved to ensure the apartments make best use of the space, and views, afforded to them. This is illustrated on the proposed floorplans submitted with the application.

5.10 All apartments have bedrooms meeting the minimum Nationally Described Space Standard with some apartments exceeding this standard. In addition, a number of additional communal areas are provided within the building for residents to use, and help foster a sense of community.

- 5.11 The development has been updated to reflect the need to incorporate additional fire safety measures, in line with regulations, to ensure maximum residential quality. This has led to the removal of the terrace at the upper roof level however, the development does still provide ample residential amenity space including a residents gym, cinema room and communal roof terrace at Level 14. Further amenity space has also been provided at ground floor level as a response to the regulation amendments proposed and the loss of retail space at this level. Residents will therefore still experience a high-quality living environment and will have sufficient space to break out into and socialise.
- 5.12 The amendments proposed also update the mix of residential units with 28% one-bedroom apartments (84.no), 67.3% 2-bedroom apartments (202.no), 2.7% 3-bedroom apartments (8.no) and 2% penthouse apartments (4no. 2 beds, 1no. 3 beds and 1.no 4 bed). Overall, the changes proposed provide an increased number of 2 bed apartments and a reduced number of 1 beds. The development now also includes duplex apartments over levels 26 and 27.
- 5.13 The amended scheme still, however, provides an appropriate mix and type of apartments, which is broadly in accordance with the relevant standards. This tenure helps with the overall viability and deliverability of the scheme (and its substantial benefits) and will increase housing supply. PRS schemes are beneficial in a number of ways including: the potential to accelerate delivery; free- up existing family units; offering longer term tenancies/ more certainty over long term availability; and ensuring high quality management through single ownership.

Heritage Impact

- 5.14 There are no heritage assets within the site, but it is close to conservation areas and a number of listed buildings. Therefore, in determining the submitted full planning application, Manchester City Council (MCC) has a statutory duty to have special regard to the desirability of preserving the special interest and setting of listed buildings.
- 5.15 A review of the history and development of the Application Site and surrounding area has therefore been undertaken within the updated Heritage Statement prepared by Turley in support of this application which has also been assessed within the supporting, updated Environmental Statement. The Heritage Report outlines the significance and setting of heritage assets surrounding the site and the potential for these to be affected by the Proposed Development.
- 5.16 The updated Heritage Statement concludes that having reviewed the proposed changes, set out in the Residential Building Section 73 Application document prepared by Jon Matthews Architects, and revised Verified Views, it is not considered that the proposed changes would alter the conclusions previously

reached in the original Heritage Assessment (2021). The Section 73 application has maintained the design principles of the consented scheme and the impact of the changes on the scale, massing and appearance of the building has been minimised where possible. The consented height of the building is unchanged.

5.17 The following conclusions therefore remain unchanged:

- There would be no harm to the significance of Blackfriars Bridge, the Blackfriars Street group, 4 Booth Street, 62 Chapel Street, the Church of the Sacred Trinity or Salford War Memorial, Haywards Building, Barton Arcade, the Royal Exchange, the St Ann's Square Group, the Cateaton Street Group, the Former Corn and Produce Exchange, the Chethams complex, Victoria Bridge, the Railway Viaduct and Retaining Walls, Parsonage Gardens Conservation Area, the St Ann's Conservation Area, the Flat Iron Conservation Area, the Hanging Bridge, the non-designated Warehouse at Booth Street or Dial House.
- There would be 'less than substantial' harm to the grade I listed Manchester Cathedral and the Cathedral Conservation Area (moderate in the case of the Cathedral and minor in the case of the conservation area).

5.18 Paragraph 208 of the NPPF states that where a development proposal will lead to "less than substantial harm" to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.19 The NPPF is also clear that in applying 'great weight' to the conservation of heritage assets, the more important the asset, the greater the weight should be, irrespective of the level of harm. The Grade I listed status of the Cathedral should therefore be taken into consideration.

5.20 National Planning Practice Guidance states that public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF. Public benefits should flow from a proposed development and should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

5.21 The proposed development delivers a range of benefits, some of which have been taken into consideration in assessing impact on heritage assets including the longstanding regeneration of this derelict and strategically important site. An additional benefit is the creation of public and residential amenity areas adjacent to the River Irwell. Although not part of this planning application it should also be noted that the residential proposals form part of a wider holistic masterplan for the site that will deliver a range of additional benefits as sought under separate planning applications.

5.22 There are significant public benefits associated with the proposed development that we consider, on balance, still outweigh any harm to heritage assets. These include:

- The redevelopment and repurposing of the site which will see an influx of new residents supporting the local economy by increasing the labour supply and, in the case of higher skilled labour, help to boost the productivity of the local area's labour market;
- The Renaissance complex is the last remaining development site within the 1999 City Centre Masterplan and has long been a strategic regeneration objective of MCC. The proposals for this high-quality residential development will support and significantly underpin the overall deliverability of the wider masterplan proposals and will contribute towards economic generation in this area;
- The development of a high-quality residential development which will attract investment into Manchester City Centre in line with the Government's commitment to building a strong and competitive economy;
- Significant job creation during the construction phase and operational phase including generation of temporary and full time equivalent construction jobs, including higher skilled professions and lower skilled jobs and associated indirect job creation in the local economy. The development will support the creation of 2,835 FTE-years in the construction industry over the 2.5 year demolition and construction period. This is equivalent to 1,134 gross construction jobs (FTEs) to be created for the 2.5 year build period. The completed development will generate approximately 25 no. full time equivalent jobs through the operation of the building and proposed retail/ leisure uses following completion;
- A significant investment by the developers into the local area with the total redevelopment of the Renaissance masterplan costing in excess of £200m, and this application including an investment of over £750,000 to provide new publicly accessible realm;
- Further expansion and diversification of retail in the area which would enhance the competition between local businesses;
- The creation of a high-quality development which will increase the range and type of properties available to local residents, enhancing choice, diversity and competition;
- The development will re-vitalise the riverside opening up parts to the public alongside a private residential terrace which will boost social interaction and the public perception of this area.

Provision of new areas of new public open space including a riverside walkway will be accessible to the wider public;

- Deliver the regeneration of a valuable brownfield site which is currently vacant/ underutilised. Improving the relationship with the Grade I listed Manchester Cathedral by provide a far superior setting, walking routes, and vehicular processional route along Deansgate for important visitors, as well as the potential for continuing liaison between the Cathedral and the Applicant's to explore opportunities for linkages into mutual social and charitable objectives.
- Delivering a sustainable development which has good access to jobs, shops, services and transport links; and,
- Making efficient use of previously developed land and meeting climate change objectives by delivering the aspirations of sustainable building design through energy efficiency and carbon saving measures.

5.23 In summary, the proposed alterations to the residential development would thus still result in the scheme creating no harm to the majority of identified heritage assets, with both positive and negative effects being identified on Manchester Cathedral and the Cathedral Conservation Area, leading to "less than substantial harm" which can clearly be outweighed by the significant public benefits of the proposals. Therefore, it is considered that the proposal would remain in accordance with National Planning Policy and the key policies of the Local Plan.

Design Issues and Historic England Guidance on Tall Buildings

- 5.24 Core Strategy Policy EN2 states that proposals for tall buildings will be supported where it can be demonstrated that they are of excellent design quality, appropriately located, contribute positively to sustainability, contribute positively to place making and will bring significant regeneration benefits.
- 5.25 The amendments proposed under this application do not impact the overall height of the development as approved under application reference: 132088/FO/2021. The development therefore remains at 26 storeys (plus ground floor).
- 5.26 At 26 storeys (plus ground floor), the proposal needs to be assessed against Core Strategy Policies that relate to Tall Buildings and the criteria as set out in Historic England's Advice Note 4 Tall Buildings (December 2022), which updates the previous 2015 iteration and Guidance on Tall Buildings Document published by English Heritage and CABI.
- 5.27 Manchester's Guide to Development SPD states that the Council "requires such proposals to be presented in the context of the CABI and English Heritage (Historic England) guidance for assessing tall

buildings. The proposal is also assessed against the Manchester Core Strategy Policy EN2 on Tall Buildings. As such, a detailed, updated Tall Buildings Statement has been prepared by Avison Young to support this application which should be read in conjunction with this Planning Statement. A summary of key themes taken from the Tall Building Statement are however, provided below.

The Architectural Quality of the Building

- 5.28 The key factors to evaluate are the buildings scale, form, massing, proportion and silhouette, materials and its relationship to other structures. The Core Strategy requires that tall buildings complement the City's existing buildings and make a positive contribution to the creation of a unique, attractive and distinctive City.
- 5.29 There have been significant internal changes proposed to the building, which are needed to meet fire regulations (passed since consent was first granted) but the layout remains considerate of the end uses proposed and follows the consented 'L' shaped plan, with the Irwell block terminating at Level 14 and the Deansgate block continuing in stepped form from Level 16 - Level 27.
- 5.30 The scale continues to be concentrated to the north to act as a gateway arrival point at Deansgate and this block has been set back from the northern site boundary to ensure views of the Cathedral are not obscured but instead a framing effect is created. The development of scale is also in response to the building's orientation as each of the setbacks, create south facing terraces to the apartments.
- 5.31 The massing of the south facing stepped terraces (previously levels 14-27) has nonetheless been amended, with each floor extending further southwards. Visually, the effect this has is of reducing the number of 'steps' in the south elevation of the building by two floors, with the apartment terraces now starting at level 16. Where these changes have been made remains to be focussed towards the south however, away from the Cathedral and without affecting the consented height of the building.
- 5.32 The external appearance has thus only been altered slightly as a result of the proposed amendments and remains carefully considered; both in terms of its immediate context and through the interrogation of more distant vistas. The façade will be composed of high quality durable materials appropriate for this significant site and its historic context and colours will complement the adjacent buildings, using metal cladding to give a modern feel.
- 5.33 The building is arranged in a clear classical order with a base, middle and tip. The base is articulated through large civic scale columns which ground the building, with inset glazing to create active frontages along Deansgate, whilst the main body of the façade is clad with a hit & miss pattern to create depth.
- 5.34 Overall, the amendments proposed to the building have been designed by an award-winning architect

to ensure that they do not alter the design integrity and quality of the consented scheme. The building will still integrate into its surrounding context yet show a contemporary approach in style and architecture. The development will be of a high architectural quality and will deliver a landmark building consistent with aspirations outlined in the SRF.

Relationship to the Context

5.35 An updated TVIA has been undertaken to assess the potential effects of the updates proposed to the residential-led mixed use development. The assessment has been undertaken in accordance with best practice guidance by Chartered Members of the Landscape Institute. The TVIA has established that the proposed development would remain be broadly complementary with other existing and proposed development within the townscape context of the site.

5.36 The October 2021 ES found that upon completion, cumulative effects upon the townscape and visual cumulative effects would be beneficial or neutral. Taking into account the additional cumulative sites, the cumulative townscape and visual effects upon completion would be similarly beneficial or neutral.

5.37 The cumulative effects upon the townscape and views during the operational phase, as set out in the October 2021 ES, would not be altered by the changes made to the development proposals. The proposed development would thus still contribute positively to strategic regeneration aspirations including through redevelopment of the site with a high quality scheme in accordance with the aspirations of the Ramada Complex SRF.

5.38 Credibility of the Design

5.39 The proposals have been prepared by an experienced Applicant and design team familiar with the issues associated with developing high-quality buildings in this part of Manchester in particular, and with the commitment and funding to deliver a project of high quality.

5.40 SCG and PAG are like-minded partners that share a vision and commitment to deliver a stand-out development at the site of the Renaissance complex. The complementary skill sets and combined real estate experience, including Starwood Capital's unique track record and Property Alliance Group's City Centre development pedigree, means the team is very well positioned to deliver a landmark scheme that will regenerate this key site in Manchester.

5.41 Provisions of a Well-Designed Environment

5.42 Core Strategy policies CC9 (Design and Heritage) and EN1 (Design Principles and Strategic Character Areas) expect the design of new buildings to be of the highest standard in terms of appearance and

function. In particular, the policies state that attention should be given to the City Centre context and character.

- 5.43 The development has been designed as a comprehensive residential-led development with new riverside public realm to deliver a critical part of the vision of the Ramada Complex SRF. The external appearance reflects the strategic location along a key route within Manchester City Centre so as to be read as a landmark development and visually engage with the diverse architectural vocabulary of the neighbourhood.
- 5.44 The amendments proposed under this application have also been being purposefully designed to create a distinctive, high quality residential development which will attract residents to this location. The distinct and high quality architecture is maintained by this Section 73 application, providing a visually attractive scale, massing and façade treatment that relates well to the surrounding built environment, including the historical context of the site.
- 5.45 The design team have worked hard to ensure the development delivers an exciting and innovative design that aids in the revitalisation of this area. The internal layouts have been updated as necessary to encapsulate the regulation requirements and the development has been configured to suit the end use of the site, to provide well-functioning residential floorspace that makes best use of the building's location. The amendments do not impact on the overall height of the development, but the massing has been altered to accommodate extended floorplates to ensure the fire safety measures can be accommodated within the scheme, without the loss of a significant residential floorspace or detrimental impacts on residential unit sizes. The same high quality design, inspired by the historic setting of the development, has nonetheless been upheld and promoted across the scheme ensuring no further impact is created on the environment by virtue of the changes proposed.
- 5.46 The amendments proposed do not affect the materials previously consented and therefore they still marry well with the local area and have been developed in conjunction with feedback from planning officers during the application process. The proposed elevational treatment includes nods to the nearby Manchester Cathedral and will result in a truly transformational piece of architecture.
- 5.47 The proposals also do not affect the landscaping and public realm previously approved and so the development will still open up the site, in particular along Deansgate and the riverside, with active uses and amenity space which will create truly inviting spaces that will draw people into the building and the area and will provide residents with first class facilities. The proposed redevelopment has in addition been designed with the other elements of the JV's holistic masterplan redevelopment proposals in mind and will sit comfortably adjacent to these developments with a complementary material palette.

- 5.48 This amendments sought under this Section 73 application have maintained the design qualities of the consented scheme wherever possible and whilst there have been internal layout changes needed to meet changes in fire regulations, the impact to the scale, massing and appearance of the building has been minimised where possible. Where these changes have been made, they are focused toward the south, away from the Cathedral and without affecting the consented height of the building.
- 5.49 The proposed developed therefore still represents a well-designed, highly sustainable, credible and deliverable development. The proposals are consequently demonstrated to be in full accordance with Core Strategy Policies CC9, EN1 and EN2. The scheme represents an innovative and high-quality design which accords with local planning guidance, in line with the design quality aspirations set out in the NPPF and the Ramada Complex SRF.

Effect on the Local Environment

- 5.50 The impact of the proposed development has been fully considered as part of this planning application, with the detailed assessments and conclusions set out in Section 6 of this report. Overall, it has been demonstrated that it will have little impact on the surrounding environment and therefore will be in accordance with both local and national planning policy.

Blue and Green Infrastructure

- 5.51 The Manchester Green and Blue Infrastructure Strategy and Action Plan aims to build on investment to date and create a high quality, well maintained green and blue spaces which are integral part of neighbourhoods. The Strategy identifies a number of actions, including embedding green infrastructure as part of residential development and within City Centre developments. The Strategy recommends that Developers should consider how green and open space can work best to achieve this and form an integrated part of the overall scheme.
- 5.52 The amendments proposed do not impact upon the overall public realm and landscaping as permitted under application reference: 132088/FO/2021. However, as per the updates required to ensure that the building meets the latest fire safety regulation standards (passed since consent was first granted), the upper most roof terrace has been omitted to ensure that the same number of residential units can be provided on site. It can still therefore be concluded that the development will have taken all available opportunities to maximise green infrastructure on the site.

Summary

- 5.53 The amendments proposed under this application have sought to retain the design integrity of the permitted residential development under application reference: 132088/FO/2021 and do not impact

upon the overall quality of the extant scheme. The changes proposed therefore accord with the relevant policies of the Development Plan and guidance contained within the Ramada Complex Manchester SRF.

- 5.54 Local planning policy and guidance supports a high-quality regeneration scheme in this location including the delivery of a high-quality residential development which will contribute to the offering within the City Centre. It has been demonstrated that the proposed scheme amendments are acceptable in planning terms having regard to the site's proposed use, design, substantial scheme benefits and contribution to MCC's regeneration aspirations.

6. Environmental and Technical Considerations

- 6.1 The compliance of the residential development against environmental and technical-based planning policies is considered within the comprehensive suite of individual technical reports undertaken, submitted and approved under planning permission reference: 132088/FO/2021. A number of technical documents have nonetheless been updated to robustly assess the proposed under this Section 73 application.
- 6.2 The Section 73 application is also supported by an ES Addendum which provides a full assessment of the amended scheme in respect of townscape visual impact, heritage and wind impacts, including any mitigation measures that may be required as a result of the development. The findings of these assessments are covered within the main chapters and technical appendices to the ES Addendum, which should be read in conjunction with this Planning Statement.
- 6.3 A summary of the updated ES conclusions and the updated environmental and technical assessments outside the scope of the ES Addendum is provided below.

Townscape and Visual (ES)

- 6.4 An updated TVIA has been undertaken by Randall Thorp. The changes to the proposed development would not alter the level or significance of effects on townscape or visual receptors during the construction or completed development phase and as a result there are no changes to, or additional residual effects identified since the October 2021 ES.
- 6.5 Changes to the baseline, due to the passage of time and the completion of new buildings, mean that some identified visual effects would be reduced, as the intervening new buildings would provide partial screening of the construction works and completed building.

Built Heritage (ES)

- 6.6 A review of the October 2021 ES chapter has undertaken by Turley Heritage. Changes to the proposed development would not alter the level or significance of effects on heritage assets during the construction or completed development phase and as a result there are no changes to, or additional residual effects identified since the October 2021 ES.

Wind (ES)

- 6.7 The following additional scenarios were tested as part of the assessment:
- Scenario 4: Updated existing site in baseline surrounds;
 - Scenario 5: Updated proposed development in baseline surrounds; and
 - Scenario 6: Updated proposed development in cumulative surrounds.
- 6.8 With the exception of the above, there have been no changes to the assessment methodology from the October 2021 ES.
- 6.9 During the construction of the Proposed Development, conditions will gradually change from the baseline conditions to the conditions experienced during the operational phase. As there are no significant adverse effects at ground level during the operational phase it is reasonable to expect that there will not be any adverse effects during this transition. Therefore, during the construction phase this can reasonably be treated as a negligible wind effect (not significant).
- 6.10 Additional CFD scenario's were tested to capture conditions for the updated proposed development with existing surrounds (Scenario 5) and for the updated proposed development with cumulative surrounds (Scenario 6).
- 6.11 Scenario 5 replaces Scenario 2 and Scenario 6 replaces Scenario 3 from the original ES Chapter. All thoroughfares, roadways, car park locations, entrances, amenity areas, bus stops, proposed roof terraces, amenity terraces and balconies are suitable for the intended use and have a negligible or minor beneficial wind effect (not significant).
- 6.12 There are no recorded risks of strong winds at ground level anywhere within the study area. This is suitable for the intended use and is a Negligible wind effect (not significant).
- 6.13 There are some small regions of strong winds around the extremity of the roof terrace areas, but none of these are within accessible regions and hence there are no recorded risks of strong winds for the usable regions at terrace or balcony levels. This is suitable for the intended use and is a Negligible wind effect (not significant).

Daylight and Sunlight Assessment

- 6.14 An updated Daylight and Sunlight Assessment has been prepared by Proximity (previously

Grayscanlanhill) in support of this application. This report evaluates the daylight and sunlight amenity impact of the Proposed Development on those key parts of the surrounding built environment.

- 6.15 This report concludes that notwithstanding a slight increase in the massing of the proposed development, overall the daylight and sunlight amenity impacts are not significant.
- 6.16 The impacts on the daylight and sunlight amenity of the neighbouring receptors are also only negligibly different from those of the extant approval, as outlined in the report that was prepared, submitted and approved as part of the original planning application.

Fire Strategy/ Safety Assessment

- 6.17 An updated Fire Strategy Assessment has been prepared by Design Fire Consultants in support of this application.
- 6.18 The Fire Statement provides support to Gateway One of the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 by providing details on fire safety issues relevant to land use planning matters i.e. where fire safety issues relate to site layout and access.
- 6.19 The fire strategy design has considered, and incorporated fire safety design guidance from draft BS 9991 to minimise the impact upon its publication; e.g. additional firefighting stair, additional evacuation lifts, and ventilated protected evacuation lobbies. The Fire Statement demonstrates that the fire safety measures allowed for in the design are sufficient.

Noise Assessment

- 6.20 An updated Noise Assessment has been prepared by Fisher Acoustics Ltd in support of this application. An assessment of environmental noise around the proposed site has determined the pre-existing environmental noise levels during the day and night at and around the site.
- 6.21 The recommended acoustic performance of the curtain wall and windows to achieve the recommended internal noise levels within apartment rooms has been determined. In particular, it has been determined that double glazed units that achieve specific acoustic performances would be acoustically suitable for the windows and the vision panels of the curtain wall to the proposed apartments.
- 6.22 The expected acoustic sound insulation performance of the solid elements of the façade are also identified.
- 6.23 Overall environmental noise limits have also been recommended for building services plant serving the

development and in relation to noise egress from the proposed commercial unit on the ground floor of the Development.

6.24 Internal activity noise limits are also given for the proposed commercial unit.

6.25 A summary of the updates to the recommended mitigation measures has been provided below:

- 1) slight changes to the dB performance values for the curtain walling to apartments. The changes reflect more recent test data for curtain walling systems that were not available in 2021, but do not affect the target internal noise levels within apartments.
- 2) The external noise limits for the commercial use have been updated to reflect the current guidance from MCC (publication of which post-dated the original report).

Summary

6.26 The proposed development is supported by a comprehensive suite of technical reports which assess the environmental and technical issues relevant to the site and proposed development. In summary, there are no environmental or technical considerations which either give rise to unacceptable impacts, or which cannot be suitably addressed/ managed through appropriate mitigation measures or regulated by way of planning condition.

7. Conclusion

- 7.1 This Planning Statement has been prepared by Avison Young on behalf of the Applicant, Deansgate SOF Alliance LeaseCo Limited, a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG), in support of a Section 73 planning application to amend the design of the residential development consented under planning permission reference: 132088/FO/2021 and listed building consent 132508/LO/2021.
- 7.2 This application relates to the third of the three major planning applications being brought forward by the JV for the redevelopment of the wider Renaissance Complex. It focuses on the final stage of the holistic masterplan proposals which is the proposed development of a high-quality landmark residential building on the northernmost area of the Renaissance complex, following the consented partial demolition of Premier House which has cleared the plot for development, and significant new landscaping and public realm.
- 7.3 The high-quality residential development will still comprise new buildings rising to ground + 26 storeys and will provide 300 residential units with ground floor retail/ leisure units, supported by high quality amenity space, including new riverside public realm with a new food and beverage offer, as well as riverside amenity space and communal and private roof terraces for new residents.
- 7.4 The redevelopment of this site forms a crucial and integral part of delivering 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. The proposals will revitalise the existing site and represent the key next step in building on the objectives enshrined in the approved strategic regeneration framework (SRF) that covers the redevelopment of the site (entitled the Ramada Complex SRF).
- 7.5 The amendments sought under this Section 73 application have maintained the design qualities of the consented scheme and whilst changes have been made to take account of the fire safety regulations (passed since consent was first granted), the impact to scale, massing and appearance of the building has been minimised to ensure the integrity of the scheme remains.
- 7.6 The design of the development therefore continues to incorporate a striking new aesthetic that balances the need for a transformational new development in this location, along a key thoroughfare in Manchester City Centre, alongside the new need to respect the site's historical context and to protect views and impact upon surrounding listed buildings, including the Manchester Cathedral.

- 7.7 The proposals have been designed with due regard to the technical assessments undertaken by the Applicant's project team. The new building will completely transform this part of Deansgate creating new active frontages to the street and a striking new building on this important route will provide significant economic benefits alongside the provision of high-quality accommodation and publicly accessible new landscape.
- 7.8 It has been clearly demonstrated that the principle of the amendments sought can be robustly justified. The proposals will result in new high-end accommodation which will add to the offer and market within the City Centre of Manchester and will be supported by ground floor commercial uses, both of which are in line with the adopted SRF aspirations for the site, as well as all other relevant local and national planning policies.
- 7.9 Furthermore, the proposed development constitutes sustainable development in accordance with the NPPF when taken as a whole. The development will deliver significant positive economic, social and environmental benefits, as set out in the original Planning Statement for the scheme, which should be afforded considerable weight in the determination of the planning application. Significantly, the development will deliver a landmark scheme that will contribute to the regeneration of this key strategic site in Manchester which has been a long-standing regeneration priority for the City Council.
- 7.10 To summarise, the proposed development continues to represent a 'Plan led', high quality, sustainable form of development which will realise the potential of this site through redevelopment of a previously developed site to deliver a new residential-led destination in the centre of Manchester and complete the Applicant's transformational masterplan and regenerate this strategically important site. The scheme proposals accord with the Development Plan and in line with national planning policy it is respectfully requested that planning permission is granted.

Contact Details

Enquiries

Ed Harvey

Ed.harvey@avisonyoung.com

Lauren Neary

Lauren.neary@avisonyoung.com

Visit us online

avisonyoung.co.uk

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW