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Planning Portal Ref: PP-13457252

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**RENAISSANCE HOTEL COMPLEX - S73 APPLICATION IN RELATION TO RESIDENTIAL DEVELOPMENT UNDER PLANNING PERMISSION REFERENCE: 132088/FO/2021**

On behalf of our client, Deansgate SOF Alliance LeaseCo Limited (the Applicant), a joint venture between Property Alliance Group (PAG) and an affiliate of Starwood Capital (SCG), please find enclosed a 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."*

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)."*

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 of the Planning Statement). However, the permissions above have not yet been implemented.

## **The Proposals**

The proposed amendments to the residential building, which are set out in detail in the supporting Planning Statement, 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.

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.

The detail of each design amendment is set out in the accompanying documents. 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 14-2, with apartment 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).

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.

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.

A comprehensive list of proposed revised conditions has been set out at Appendix I of the Planning Statement 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.

### **Supporting Material (including EIA)**

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.

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.

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.

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.

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

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 .

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

- 150\_B2\_02\_2204

- 150\_B2\_02\_2221

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**

The planning application is accompanied by a comprehensive suite of supporting documents and drawings. The scope of submission has been agreed with Officers during pre-application discussions.

The application has been submitted electronically through the Planning Portal (Ref: PP-13457252:). A BACS payment of £363.00 (including the service charge) to cover the requisite application fee has been paid online via the Planning Portal.

I trust that the above and enclosed information is sufficient to enable you to validate the submission. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,

**Lauren Neary**

**Associate**

**For and on behalf of Avison Young (UK) Limited**