

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

06th June 2024

Dear Angela,

Application for Temporary Full Planning Permission- Renaissance Hotel Complex, Deansgate

Please find enclosed an application for Full Planning Permission for the erection of a Padel Tennis recreational facility consisting of the erection of a canopy to house two padel tennis courts, a temporary structure to serve food and beverages, along with associated lighting, landscaping, and infrastructure for a temporary period at the Renaissance Hotel Complex, Deansgate ('the Proposed Development'). This application has been submitted on behalf of Deansgate SOF Alliance OfficeCo Ltd, a joint venture between Property Alliance Group and Starwood Capital Group.

The full description of development as stated on the Application Forms is as follows:

Temporary planning permission for the period of three years for the erection of two padel tennis courts (class F2(c)) and a one-storey ancillary administrative/ storage building (class Sui Generis), with associated lighting, landscaping, and infrastructure.

A planning application payment fee of £648 (inclusive of service charge) has been made online via the Planning Portal. This fee has been calculated using the total area of commercial floorspace (22sqm) proposed within the development. The development of the two padel courts constitutes as a material change of use of the land.

The Site

The application site comprises 975sqm and forms part of the wider Renaissance Hotel complex, located at the northern end of Deansgate in Manchester City Centre. The wider site fronts on to Deansgate, Blackfriars Street, Victoria Bridge Street, and the River Irwell.

The Renaissance complex previously comprised a vacant 15-storey, 203-bedroom hotel building, a multi-storey car park, a restaurant and a dilapidated former office building (Premier House) which had been vacant for a significant number of years. It 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).

Property Alliance Group and Starwood Capital are progressing proposals for the £250m comprehensive transformation of this wider site into a high-quality mixed-use destination, and have received various planning permissions from Manchester City Council (MCC) in 2021/22 for:

- partial demolition of existing buildings (Ref: 130049/DEM/2021);
- a new 4* Treehouse hotel (ref: 130446/FO/2021);
- a 32,000 sqft Grade A office building (ref: 130935/FO/2021);
- a landmark 28-storey residential building (ref: 132088/FO/2021); and
- extensive riverside public realm, including a new riverside walkway.

Works are now progressing on-site with partial demolition now complete, and the new Treehouse hotel expected to open later in 2024.

This new application relates to the proposed temporary use of the southern extent of the Renaissance Hotel site fronting Deansgate, which is situated upon the former location of Premier House (now demolished) and the future new office building (approved under planning permission ref: 130935/FO/2021). It is still the intention for the new office building to be delivered as part of the wider masterplan, however, the proposals subject to this temporary planning application will allow the meanwhile use of this part of the site in the interim.

A Site Location Plan showing the extent of the application site boundary can be found within the application submission documents and is also detailed below in **Figure 1**.

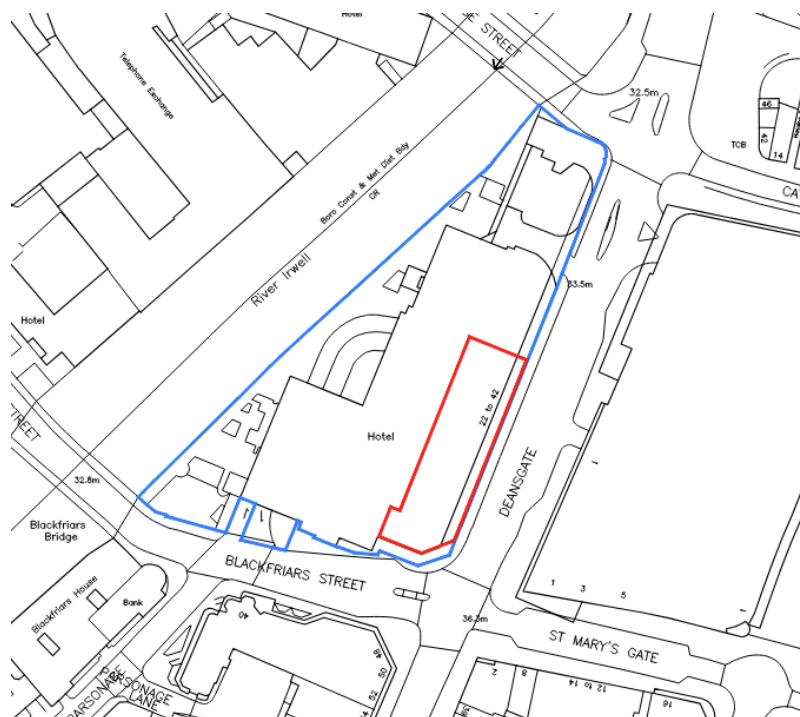


Figure 1: Site Location Plan

Proposed Development

This Application has been submitted to seek temporary planning permission for the erection of two padel tennis courts (Class F2(c)) and a one storey ancillary administrative/ storage building (use Sui Generis) at the Renaissance Hotel complex, Deansgate. Planning permission is sought for a temporary basis of three years. The application proposal will provide the following semi-permanent structures:

- Two padel court structures (10m x 20m each)
- A building (standard catering container) for the sale of food and beverages
- An accessible facility (2.3m x 3.2m)

Following the demolition of Premier House, and in advance of delivering the consented new office building, the site lies vacant and so the Applicant seeks to utilise the space for temporary use which will assist in the comprehensive regeneration of the Renaissance Hotel site.

The delivery of the Proposed Development will provide better utilisation of the space, which is currently disused, whilst issuing a wider array of amenities for local communities in line with Manchester's development plan proposals. The temporary development of this space will enhance active uses along Deansgate, increase footfall to the area and create a social space for its residents.

Further design details can be found within the enclosed Design and Access Statement submitted in support of this application.

Planning Policy Framework

The key planning policy documents relevant to the Proposed Development include:

- Manchester Core Strategy 2012-2027, adopted July 2012
- Places for Everyone Joint Development Plan, adopted March 2024
- National Planning Policy Framework, updated December 2023
- Supplementary Planning Documents ('SPDs')
- Planning Practice Guidance ('PPG')
- The Ramada Complex Manchester Strategic Regeneration Framework ('SRF'), adopted 2018.

The below table sets out the key planning policies relevant to the determination of this application, along with other key material considerations that can be afforded weight.

Document	Policy
Manchester Core Strategy	EN11- Quantity of Open Space, Sport and Recreation EN12- Area Priorities for Open Space, Sport and Recreation DM1- Development Management CC10- A Place for Everyone EN1- Design Principles and Strategic Character Areas

	T20- Accessible Areas of Opportunity and Need
Places for Everyone Plan	JP-P4- New Retail and Leisure Uses in Town Centres JP-P6- Health JP-P7 Sport and Recreation
National Planning Policy Framework Ramada Complex Strategic Regeneration Framework	

Planning Policy Assessment

Principle of Development

As established, the proposed development site forms part of the wider Renaissance Hotel complex, a focal regeneration area within the City Centre, which seeks to create a transformative high-quality mixed-use location. The site is consented for office use development however, the site is currently not utilised and so, the Applicant seeks to create a 'meanwhile use' for a temporary period of time which is envisaged to be three years. The temporary use of the site will not prejudice the consented development coming forward and instead will enable a successful and efficient use of brownfield land prior to the site's long-term use for office development.

The proposed use of the site aligns with the National Planning Policy Framework ('the Framework') Paragraphs 96, 97 and 102, in that this application seeks to deliver a location for community and social infrastructure to support existing and new residents within the surrounding area. The establishment of a temporary padel court on the site additionally promotes the use of ground floor active uses along a key route within Manchester.

The site lies within Manchester City Centre in accordance with Manchester's Interactive Proposals Map. Manchester's Core Strategy document outlines in Policy CC10 that the City Centre is a key location for the increased diversity of activity, with an emphasis on family-orientated activities. The proposed development supports the provision of new recreational uses which aims to attract a wide range of users into the City Centre.

Core Strategy Policy EN11 emphasises the Council's commitment to seeking the provision of new open space, sport, and recreation facilities in locations where new housing is being developed. This application promotes sport and recreational facilities in an area of increased residential property delivery. The proposed scheme seeks to deliver diversification within the Framework area and promotes healthy lifestyles for local and wider communities. The importance of locating sports facilities within proximity to housing is also reflected in Manchester's Places for Everyone Joint Development Plan ('PpE') under Policy JP-P7.

The Places for Everyone Plan further supports new development that aids healthy lifestyles through active design principles ensuring physical activity is easy, practical and an attractive choice. The location of the proposed facility ensures that sporting activity is within an accessible and attractive location for its users (JP-P4, JP-P6, JP-P7).

The Ramada SRF document notes that creating communities through the use of social interaction in public spaces, and in places to relax and retreat, is a key development principle within the Framework.

Design

Policy EN1 of the Core Strategy states that all development within Manchester will be expected to follow the seven principles of urban design, as found within national planning guidance, and have regard to the strategic character of the area in which the development is located. The proposed development aligns with Policy EN1 in that, the proposals will actively contribute to the public realm of the surrounding area and create a high-quality space for residents to enjoy and experience.

The SRF document sets out several development principles for the proposed development site, with a key idea to utilise ground floor spaces to provide vibrant street environments across Deansgate, Blackfriars and the surrounding area.

The two courts will be situated adjacent to each other with proposed access to the site via the site's southern corner. The proposed communal area will encourage public interaction and offer an opportunity for passers-by to engage with the site.

The two proposed padel tennis courts will be comprised of steel frames, tempered glass and monofilament turf. The proposed administration building would be erected from a standard one storey shipping container which will not require any foundation works. The nature of this building means that it can be easily moved and used again on another site.

Parking

Core Strategy Policy T1 supports the use of active travel modes as an alternative to car usage. The site has exceptional accessibility, situated within easy walking and cycling distances to key services and facilities, including Victoria and Piccadilly train stations. The Exchange Square Metrolink is located 400m to the northwest of the site and provides access to the tram network. There are also a number of bus stops along Deansgate providing services to destinations across Manchester, including the surrounding suburbs as well as the wider Greater Manchester area, providing excellent local and regional connectivity.

The proposed temporary development does not propose the use of any car parking spaces due to the site's sustainable location. Instead, 6 no. of cycle parking spaces will be provided onsite. The cycle stores will be located within secure rooms that will be well lit, maintained and monitored. The provision of cycle parking supports the aims of Policy T1 in that, alternative transport options to the car are promoted through the use of cycling, walking and public transport.

Development Management

Core Strategy Policy DM1 outlines that all development should have regard to specific issues for which more detailed guidance may be given within supporting supplementary planning documents. The Applicant has commissioned a range of supporting information to detail specific issues relating to the nature of the development.

An Environmental Noise Study has been prepared by Fisher Acoustics to support this application in order to detail the noise impact of the Proposed Development to neighbouring amenities. The report concludes that the residential amenity would be maintained given the expected levels of noise propagation from the Proposed Development.

The Applicants have prepared an Operational Management Plan which sets out the proposed maintenance of the padel courts and its wider facilities. The document notes that the site

management will be operated by Deansgate SOF OfficeCo who will ensure that the development offers quality service and that the site will be maintained throughout the life of the scheme.

The Applicants have completed Manchester City Council's Waste Management proforma that details a strategy on how waste will be managed and collected throughout the development. Further detail on the refuse strategy is detailed within the Operational Management Plan.

In relation to lighting at the Proposed Development, an External Lighting Strategy has been enclosed within this application. The Strategy seeks to deliver lighting at the site to allow safe use of the facility during evening hours whilst minimising obtrusive light on to the surrounding residential properties. Each court will be provided with 4 no. floodlights fitted with high efficiency LED light sources. The proposed floodlights will be of low glare design which will limit upward light in accordance with guidance provided from the Institute of Lighting Professions. Lighting arrangements shall be uniformed across the site to ensure that the site is not over-illuminated. Manual control of the lighting will be provided in order to only illuminate sections of the site that are in use.

The supporting information submitted with this application details specific aspects of the proposed development and outlines compliance with the Council's approach to Development Management in accordance with Policy DM1.

Crime

Due considerations have been adopted throughout the Proposed Development in order to ensure a safe and secure environment for its users, and to ensure that crime and disorder is minimised.

The site will be enclosed by 2.4m high wooden hoardings to provide a separation from the site to the surrounding highway and adjoining site, and to minimise the risk of intruders entering the site or climbing onto the roofs of the temporary structures.

There will be one site entrance, on Blackfriars Street, open during operational hours, with staff on site at all times to ensure safety and security. The site entrance area will be controlled by staff, allowing natural surveillance within the scheme to provide a safe experience for the site's users. Once the site is closed outside of operational hours, the gate will be locked to prevent unauthorised access.

The proposed development has incorporated safety features built into the design to enable safety, whilst ensuring that these measures are discreetly hidden. CCTV will be in operation across the development, and staff will be manned across the site to enable a natural line of security and to deter any individuals who would seek to engage in anti-social behaviour. CCTV systems will be monitored throughout the day and night.

Secure areas for staff to store personal property will be made available on site and shall not be publicly accessible. Surveillance will also be present across the cycle storage and waste storage facilities. These areas will be monitored by CCTV and staff on site.

The Applicant has ensured the development proposals have been designed in accordance with Paragraphs 96 and 135 of the NPPF and Core Strategy Policy DM1. The proposed development has incorporated a variety of security features to ensure that the site is safe for its users and to deter crime.

Application Submission

In addition to this Covering Letter, the following documents have been submitted to support this planning application:

- Application Form, prepared by AshtonHale Ltd.
- Design and Access Statement, prepared by Property Alliance Group
- Drawings, prepared by Cube Architecture and Design:
 - Site Location Plan (Drawing Ref. AS586-06)
 - Existing Floor Plan (Drawing Ref. AS858-01)
 - Proposed Floor Plan (Drawing Ref. AS858-03)
 - Existing Elevation (Drawing Ref. AS858-02)
 - Proposed Elevations (Drawing Ref. AS858-04)
 - Padel Court Plan and Elevation (Drawing Ref. AS858-05)
- Proposed Lighting Layout, prepared by McKee Associates (Drawing Ref. P2417MCKXXX00DREL630001)
- Drainage Strategy, prepared by Edge Consulting Engineers (Drawing Ref. 230817EDGEXXXXDRC2001)
- Construction Management Plan, prepared by Property Alliance Group
- Operational Management Plan, prepared by Deansgate SOF Alliance OfficeCo Ltd
- External Lighting Strategy, prepared by Property Alliance Group
- Manchester City Council's Waste Management Strategy
- Noise Assessment, prepared by Fisher Acoustics
- AX Emergency Bulkhead Datasheet, prepared by LDL Lighting
- Exit Signage Datasheet, prepared by LDL Lighting
- LDB Circular Datasheet, prepared by LDL Lighting
- Vega Floodlights Datasheet, prepared by LDL Lighting

In accordance with Paragraph 11 of the NPPF, decisions should apply a presumption in favour of sustainable development. In summary, it has been demonstrated that the proposed development complies with the Development Plan and therefore should be approved without delay.

We trust that you have sufficient information to register and determine this application. We would be grateful if you could notify us of the validation of the Application. In the meantime, please do not hesitate to contact us regarding any further information.

Yours sincerely,



Cait O'Dowd

Planning Assistant

cait.odowd@ashtonhale.co.uk