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3 November 2023

Angela Leckie
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
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Dear Angela,

RENAISSANCE HOTEL COMPLEX - APPLICATION FOR GROUND ANCHORS IN ASSOCIATION WITH RESIDENTIAL DEVELOPMENT PERMITTED UNDER PLANNING PERMISSION REFERENCE: 132088/FO/2021 AND LISTED BUILDING CONSENT REFERENCE: 132508/LO/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), we enclose with this letter an application for the installation of ground anchors in association with residential development permitted under planning permission reference: 132088/FO/2021 and listed building consent reference: 132508/LO/2021.

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

"Full planning permission for the installation of ground anchors in association with residential development as permitted under planning permission reference: 132088/FO/2021 and listed building consent reference: 132508/LO/2021."

The following has been submitted in support of this application:

- This covering letter;
- Application forms duly signed and completed;
- Structural Method Statement;
- Application drawings including:

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Regulated by RICS

- REN-BGE-LBC-RT-001 – Victoria Bridge Proposed Site Location Plan;
- REN-BGE-LBC-RT-002 – Victoria Bridge Existing Site Location Plan;
- REN-BGE-LBC-RT-003 – Victoria Bridge Existing Elevations;
- REN-BGE-LBC-RT-004 - Victoria Bridge Proposed Elevations;
- 0000-SISK-006-XX-DR-TW-0001 P01 – Retaining Wall Temporary Support General Arrangement;
- 0000-SISK-006-XX-DR-TW-0002 P01 – Retaining Wall Temporary Support Victoria Bridge Rd Sections; and,
- 0000-SISK-006-XX-DR-TW-0003 P01- Retaining Wall Temporary Support Deansgate St Sections.

The Proposal

This application relates to the residential development permitted at the Renaissance Complex site as approved under planning permission reference: 132088/FO/2021 and listed building consent reference: 132508/LO/2021. The description of development permitted on site by these applications is as follows:

“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.”

This application relates to proposed ground anchor installation works to be undertaken in connection with the permitted residential development as per the above.

The works include the installation of ground anchors following the demolition of the existing basement, to enable construction of the new basement and retaining wall for the proposed Residential Tower structure. A full method statement has been submitted in support of this application alongside detailed drawings which both outline the location of the anchors and how these will be installed. These documents should be read in conjunction with this covering letter.

Behind the existing basement wall is the Victoria bridge wing wall, the installation of the anchors through this wall require coring through however, following investigative works (for which the results have been presented to the Council prior to submission of this application) this will be avoided as anchors will only be installed where the wing wall is not present. This application therefore does not interfere with listed material and therefore a supporting Listed Building Consent application is not required.

This application is also sought as a separate application, rather than an amendment to the original permissions 132088/FO/2021 and 132508/LO/202, as the red line boundary for the proposed ground anchors, given their depth, sit outside the original red line boundary for the residential proposals.

Planning Assessment

The proposals in this application are fundamental to the build out of the residential development as previously approved on site. The proposals will therefore overall support the principles of the residential development in ensuring that this site can be redeveloped securely, along a key route within the City Centre, transforming a brownfield site which has been long overdue an overhaul. The proposals will also support the creation of 300 no. new households and will help establish a strong, vibrant and healthy community in this area.

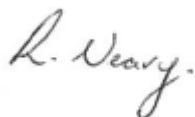
The proposals have been appropriately design as not to cause undue impact upon surrounding features and resultingly, will not interfere with listed material following investigative works, for which the results have been submitted to the Council prior to submission of this application. As such, there will be no heritage or design impact as a result the proposals.

Overall, it is therefore considered that the proposals support and accord with key Manchester Core Strategy Policies EC3 (The Regional Centre), H1(Overall Housing Provision) , CC3 (Housing) , CC8 (Change and Renewal), CC9 Design and Heritage), EN3 (Heritage) and DM1 (Development Management). The principle of the proposals is thus entirely appropriate and the proposals are considered necessary in delivering the regeneration of this site.

Fee

The relevant planning application fee of £298.00 (including Planning Portal service charge) has been paid via BACs online at the Planning Portal website (PP-12578500). We trust that the above and enclosed is all in order and the condition application can be validated and progressed. Please feel free to give me or my colleague Ed Harvey (+44 (0) 7831 402681) a call if you require any further details.

Yours faithfully,



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For and on behalf of Avison Young (UK) Limited