

Our Ref: 04C100075/NL/EH/LN

Your Ref: PP-12036371

T: +44 (0)8449 02 03 04

F: +44 (0)161 956 4009

avisonyoung.co.uk

23 March 2023

Angela Leckie
City Centre Team
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA

Dear Angela,

**PREMIER HOUSE, RENAISSANCE HOTEL COMPLEX - APPLICATION FOR A
DISCHARGE OF CONDITIONS FOLLOWING CONSENT OF 134640/FO/2022
UNDER SECTION 96(A) OF THE TOWN AND COUNTRY PLANNING ACT**

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 discharge of Conditions 3, 4, 5, 6, 8, 12a, 14a and 22a attached to planning permission reference 134640/FO/2022 which was granted on 27 January 2023. The planning application permitted allowed for the following development:

"Erection of 5-storey building comprising new office space (Use Class E) (floors 1-4) with ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis Drinking Establishment Use), supporting infrastructure and ancillary facilities including changing and shower facilities, refuse store, plant areas, cycle store and other ancillary facilities within lower ground floor, new rooftop amenity space for use of occupiers of floors 1-4, new roof top plant, new public realm and landscaping, new escape stair to car park below and amendments to existing servicing arrangements including new service yard entrance, following demolition of the existing structure with the exception of structural elements that tie in with the Renaissance Hotel."

Condition 3

Condition 3 Wording

(a) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

*baseline samples and specifications of all materials to be used on all external elevations;

*drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme; and

*a programme for the production of the full sized sample panels a strategy for quality control management; and

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

(b) The sample panels and quality control management strategy shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Condition 3 Information

- Façade Schedule and Quality Plan.

Condition 4

Condition 4 Wording

Prior to the commencement of development a programmes for submission of final details of the public realm works and highway works as shown in dwgs numbered DR-L- 1000 P09 LANDSCAPE GA- PHASE 2, DR-L-1001 P10 HARDWORKS PLANPHASE 2, DR-L-1002 P09 KERBS AND EDGES PLAN-OFFICE BLOCK, DR-L-1003 P09 LEVELS PLAN-OFFICE BLOCK and DR-L-1004 P02 FURNITURE PLAN; shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a)Details of the footway reinstatement and materials, including natural stone or other high quality materials to be used for the public realm and for the areas between the front of pavement and the line of the proposed building on Blackfriars Street and Deansgate;

(b) A scheme of associated highway works including any necessary stopping up;

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of Bat bricks and/or tubes, green/brown roof, green walls, bird boxes and appropriate planting;

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented not later than 24 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Condition 4 Information

- Premier House Construction Programme and;

- The following schedule/ information;

- (a) Details of the footway reinstatement and materials, including natural stone or other high quality materials to be used for the public realm and for the areas between the front of pavement and the line of the proposed building on Blackfriars Street and Deansgate - Final S278 specification is currently being developed between MCC Highways, Wilde & Focus TP. It is envisaged final design will be agreed between parties by **December 2023**
- (b) A scheme of associated highway works including any necessary stopping up - Final S278 specification is currently being developed between MCC Highways, Wilde & Focus TP. It is envisaged final design will be agreed between parties by **December 2023**. No stopping up orders are expected for Premier House.
- (c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of Bat bricks and/or tubes, green/brown roof, green walls, bird boxes and appropriate planting – Final location to incorporate biodiversity measures are being worked up and it is envisaged that final details will be agreed by **December 2023**.

Condition 5

Condition 5 Wording

Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

(b) In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Condition 5 Information

- Phase I Geo-environmental Site Assessment;
- Phase II Geo-environmental Site Assessment;
- Remediation Strategy; and,
- Supplementary Geo-environmental Assessment.

Condition 6

Condition 6 Wording

Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority. This shall include:

- Display of an emergency contact number;
- Details of measures to control dust and mud including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff;
- Sheeting over of construction vehicles;
- Communication strategy with residents which shall include details of how there will be engagement, consult and notify residents during the works;
 - o Details of the loading and unloading of plant and materials;
 - o Details of the storage of plant and materials used in constructing the development;
- Management of any potential impacts on the River Irwell;

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Development shall be carried out in accordance with the approved construction management plan.

Condition 6 Information

- Construction Management Plan.

Condition 8

Condition 8 Wording

No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to discharge the above drainage condition the following additional information has to be provided:

- Finalised drainage layout for the proposed development showing all components, outfalls, levels and connectivity. Where re-use of existing drainage infrastructure is proposed, this shall include evidence that it is fit to serve the proposed development.
- Where build-over of public sewer assets is proposed, evidence of agreement in principle from United Utilities is required. An email of acceptance of proposals will suffice.
- Maximised consideration of green SuDS components if practicable.
- Details of how the scheme shall be managed and maintained

The approved scheme shall be implemented as part of the development.

Condition 8 Information

- Drainage Strategy Report;
- Drainage CCTV Reports including;
 - o Manchester Culvert Drainage 11.06.21;
 - o Manchester FW&SW 19.05.21;
 - o OOH CCTV 15.06.21; and,
 - o Vaults Drainage 12.07.21.
- Drainage Drawings including:
 - o REN-BGE-C-GEN-005 P02;
 - o REN-BGE-C-GEN-010 P00;
 - o REN-BGE-C-GEN-011 P00;
 - o REN-BGE-C-GEN-012 P03;
 - o REN-BGE-C-GEN-013 P00;
 - o REN-BGE-C-GEN-016 P02;
 - o REN-BGE-C-GEN-021 P00;
 - o REN-BGE-C-GEN-023-P01;
 - o REN-BGE-C-GEN-024 P00;

- REN-BGE-C-GEN-024 P01;
- REN-BGE-C-GEN-025 P00;
- REN-BGE-C-GEN-026-P01;
- REN-BGE-C-GEN-030 P01;
- REN-BGE-C-GEN-035 P02;
- REN-BGE-C-GEN-036 P00;
- REN-BGE-C-GEN-037 P00;
- REN-BGE-C-GEN-038 P00;
- REN-BGE-C-GEN-039 P01;
- REN-BGE-C-GEN-045 P03;
- REN-BGE-C-GEN-050 P01;
- REN-BGE-C-GEN-051 P05;
- REN-BGE-C-GEN-052 P01;
- REN-BGE-C-GEN-053 P01;
- REN-BGE-C-GEN-054 P01;
- REN-BGE-C-GEN-060-C04;
- REN-BGE-C-GEN-061-C02;
- REN-BGE-C-GEN-062-P00;
- REN-BGE-C-GEN-063-C02; and,
- REN-BGE-C-GEN-064-C02.

Condition 12a

Condition 12a Wording

a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- ii) iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

Condition 12a Information

- Local Benefit Proposal.

Condition 14

Condition 14 Wording

Prior to commencement of development a Strategy for the reduction of embodied carbon and how material circularity will be embedded within the process of material sourcing, design, construction and stewardship/ building management and how this will be monitored as part of the In depth Life Cycle analysis, shall be submitted to an approved in writing by the City Council as Local Planning Authority.

Within 6 months of the completion of development a Monitoring Report to assess the performance of the Strategy, lessons learnt, constraints and any proposed mitigating measures for improving performance on futures phases and overcoming constraints shall be submitted to the City Council.

Condition 14 Information

- Circular Economy Statement.

Condition 22a

Condition 22a Wording

Before the development commences a scheme for acoustically insulating:

- (a) the office accommodation; and
- (b) each ground floor unit

against (a) any noise transfer from the ground floor units to the offices above (b) or noise break out from the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

The approved noise insulation scheme shall be completed before each of the approved uses commence and shall remain in situ for as long as the unit is in use (and any subsequent permitted changes of use under Class E).

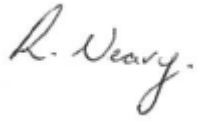
Condition 22a Information

- Acoustic Note.

Fee

The relevant planning application fee of £148.20 (including Planning Portal service charge) has been paid via BACs online at the Planning Portal website (PP-12036371). 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 a call if you require any further details.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'L. Neary'.

**Lauren Neary
Senior Planner**

For and on behalf of Avison Young (UK) Limited