

09 November 2022

Delivered via email

Lucy Harrison
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Lucy,

PLANNING PERMISSION FOR THE REDEVELOPMENT OF THE EXISTING PREMIER INN HOTEL ON MEDLOCK STREET IN MANCHESTER CITY CENTRE COMPRISING THE DEMOLITION OF THE EXISTING BUILDING AND THE DEVELOPMENT OF THE SITE FOR COMMERCIAL USE ALONGSIDE PURPOSE BUILT STUDENT ACCOMODATION

We are pleased to submit an application for full planning permission on behalf of the applicant's (Dominvs Group and Premier Inn Hotel Ltd) for the redevelopment of the existing Premier Inn hotel on Medlock Street in Manchester City Centre. The Proposed Development comprises the demolition of the existing building and erection of a commercially led development consisting of office use alongside the provision of purpose built student accommodation.

The Proposed Development comprises the erection of two buildings; a 13 storey office space and commercial development unit, and a part 10, part 37 storey purpose built student accommodation block with associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.

The description of the development is as follows:

"The demolition of the existing hotel building and structures and the development of the site for office uses (Use Class E), flexible office/community use (Use Class E/F1/F2) and purpose-built student accommodation (Sui Generis) comprising two separate buildings, along with associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works".

Appendix 1 comprises a schedule of documents prepared in support of the application. The planning application has been submitted via the Planning Portal (**PP-11670428**).

The requisite planning application fee of £148,301 (plus service charge) has been paid via the Planning Portal.

The Charlotte Building
17 Gresse Street London W1T 1QL
T 020 7851 4010 turley.co.uk

Background

The application relates to the redevelopment of the existing Premier Inn Hotel site, Medlock Street, which falls within the First Street Central ('FSC') area of the endorsed First Street Strategic Regeneration Framework ('SRF')¹ located within Manchester City Centre.

The First Street SRF's represents Manchester City Council's vision and aspiration for the area. The SRF's collectively establish a regeneration framework for the area, building on its success and the unique development opportunity that exists to create a true neighbourhood of choice: where communities can sit alongside further major-employment-generating uses and complement the high quality cultural and leisure offer. The proposal will continue from the success established in the area from the development of Home, Junkyard Golf, River Street Tower, and the newly consented commercial, office use and student accommodation schemes.

The site is a key gateway into Manchester city centre; however the existing development is absent of architectural style and fails to maximise the importance and prominence of the site. It is acknowledged that the current hotel occupying the site is an older generation of hotel and requires considerable investment to bring it up to the latest Premier Inn brand standard.

As the UK's leading hotel business, Premier Inn Hotels Ltd. seeks to ensure its hotels are in the best possible locations for Premier Inn customers. To enhance its Manchester offer, a brand-new 158-bedroom Premier Inn hotel has opened within the Circle Square development, which is located on Princess St, a short distance from the site. This new hotel represents the latest format of Premier Inn hotels in the area.

The Proposed Development represents a significant investment into Manchester City Centre. The Proposed Development seeks to deliver a high quality development comprising of office space, flexible community space and purpose built student accommodation that together will meet identified needs, support the economic growth of the city and, together with internal amenity spaces and new areas of public realm, support the creation of a new community and its future well-being. It will make a substantial contribution to the ongoing regeneration and transformation of the city centre. The Proposed Development will have an overwhelmingly positive contribution to continuing the success of the First Street SRF area.

Summary

I trust that you have sufficient information to register and determine this application and I look forward to receiving your confirmation of receipt and projected timescale for determination as soon as possible. In the meantime, if you have any queries or require anything further please do not hesitate to contact me.

Yours sincerely

Ollie Thomas

Associate Director

ollie.thomas@turley.co.uk

¹ 2015, 2018, 2020

Appendix 1: Application Document Schedule

Architectural Drawings and Plans

Reference	Drawing/Plan Title	Author
100_B1_02_2200	Block B Ground Floor GA Plan	JMA
100_B1_02_2200M	Block B Mezzanine Floor GA Plan	JMA
100_B1_02_2201	Block B First Floor GA Plan	JMA
100_B1_02_2202	Block B 2nd-10th Floor GA Plan	JMA
100_B1_02_2211	Block B 11th Floor GA Plan	JMA
100_B1_02_2212	Block B 12th-17th, 19th-24th, 26th-36th Floor GA Plan	JMA
100_B1_02_2218	Block B 18th & 26th Floor GA Plan	JMA
100_B1_02_2237	Block B 37th Floor GA Plan	JMA
100_B1_02_2238	Block B Roof GA Plan	JMA
100_B1_04_2202	Proposed Elevation Block B East (Service Area)	JMA
100_B1_05_2200	Block B Section BB	JMA
100_B1_10_4201	Block B Bay Study 01 Long Tower Elevation	JMA
100_B1_10_4202	Block B Bay Study 02 Short Tower Elevation	JMA

100_B2_02_2199	Block A Basement GA Plan	JMA
100_B2_02_2200	Block A Ground Floor GA Plan	JMA
100_B2_02_2201	Block A First Floor GA Plan	JMA
100_B2_02_2202	Block A 2nd-11th Floor GA Plan	JMA
100_B2_02_2212	Block A 12th Floor GA Plan	JMA
100_B2_02_2213	Block A 13th Floor GA Plan	JMA
100_B2_02_2214	Block A Roof Plan GA	JMA
100_B2_04_2203	Proposed Elevation Block A West (Service Area)	JMA
100_B2_05_2201	Block A Section CC	JMA
100_B2_10_4200	Block A Bay Study 01, River Street	JMA
100_B2_10_4201	Block A Bay Study 02, Medlock Junction External Balcony	JMA
100_MP_00_1000	Existing Site Location Plan	JMA
100_MP_00_1001	Existing Site Plan	JMA
100_MP_00_1100	Demolition Site Plan	JMA
100_MP_00_1200	Proposed Site Plan	JMA
100_MP_02_2200	Ground Floor Proposed Site Plan	JMA
100_MP_02_2201	First Floor Proposed Site Plan	JMA

100_MP_02_2238	Roof Plan Proposed Site Plan	JMA
100_MP_04_1200	Existing Site Elevation North (River Street)	JMA
100_MP_04_1201	Existing Site Elevations East (Medlock Street)	JMA
100_MP_04_1202	Existing Site Elevations South (Mancunian Way)	JMA
100_MP_04_1203	Existing Site Elevations West (Edge Street)	JMA
100_MP_04_2200	Proposed Site Elevations North (River Street)	JMA
100_MP_04_2201	Proposed Site Elevations East (Medlock Street)	JMA
100_MP_04_2202	Proposed Site Elevations South (Mancunian Way)	JMA
100_MP_04_2203	Proposed Site Elevations West (Edge Street)	JMA
100_MP_05_2200	One Medlock Street Section AA	JMA
2072-PLA-XX-XX-DR-L-0011	Phasing Plan 01 – Office Building	Planit I.E
2072-PLA-XX-XX-DR-L-0012	Phasing Plan 02 – PBSA Building	Planit I.E

Landscape Drawings and Plans

Reference	Drawing/Plan Title	Author
2071-PLA-XX-XX-DR-L-003	Landscape Masterplan GA	Planit I.E.

2071-PLA-XX-XX-DR-L-1000	Hardworks	Planit I.E.
2071-PLA-XX-XX-DR-L-2000	Softworks	Planit I.E.

Environmental Statement

Volume	Title	Author
Volume 1	Non-Technical Summary	Temple
Volume 2	Chapter 1: Introduction	Temple
Volume 2	Chapter 2: The Site	Temple
Volume 2	Chapter 3: EIA Methodology	Temple
Volume 2	Chapter 4: Alternatives Considered and Design Evolution	Temple
Volume 2	Chapter 5: The Proposed Development and Demolition and Construction Overview	Temple
Volume 2	Chapter 6: Socio-Economics and Health	Temple
Volume 2	Chapter 7: Air Quality	Temple
Volume 2	Chapter 8: Noise and Vibration	Temple
Volume 2	Chapter 9: Wind Microclimate	Temple
Volume 2	Chapter 10: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution	Temple
Volume 2	Chapter 11: Built Heritage	Temple
Volume 2	Chapter 12: Climate Change	Temple
Volume 2	Chapter 13: Effect Iterations	Temple
Volume 2	Chapter 14: Summary of Mitigation Measures and Residual Effects	Temple
Volume 3	Townscape and Visual Impact Assessment	Temple
Volume 4	Appendix A: EIA Scoping Report, EIA Scoping Opinion and Glossary of Terms and Abbreviations	Temple
Volume 4	Appendix B: Drawings Forming the Basis of Assessment	Temple
Volume 4	Appendix C: Air Quality	Temple
Volume 4	Appendix D: Noise and Vibration	Temple
Volume 4	Appendix E: Wind Microclimate	Temple
Volume 4	Appendix F: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution	Temple
Volume 4	Appendix G: Built Heritage	Temple

Supporting Planning Documents and Technical Reports

Title	Reference	Author
Design and Access Statement		JMA
Planning & Tall Building Statement	DOMM3002	Turley
Archaeological Desk Based Assessment	SA/2019/46	University of Salford
BREEAM Preassessment Report	October 2022	Ridge
Broadband Connectivity Assessment	Issue: 1.0	GTech Surveys
Circular Economy Statement	DOMM3002	Turley
Contaminated Land Interpretative Report	5811-RAM-XX-XX-RP-YE-00002	Ramboll
Contaminated Land Desk Study	5811-RAM-XX-XX-RP-YE-0001	Ramboll
Crime Impact Statement	2019/0490/CIS/03	Greater Manchester Police
Energy Strategy Report	18.10.2022	Ridge
Environmental Standards Statement	October 2022	Ridge
Fire Strategy Statement	FS 001.1	Design Fire Consultants
Combined Flood Risk and Drainage Strategy	5811-RAM-XX-XX-RP-D-0001	Ramboll
Geo-Environmental Factual Report	MAN.160.001.GE.R.001.A	Enzygo
Office Market Report	October 2022	Cushman & Wakefield
Outline Construction Management Plan	One Medlock Street	Cumming
Socio-Economic Regeneration Impact Statement	DOMM3002	Turley
Statement of Community Engagement	DOMM3002	Turley
Student Accommodation Management Plan	One Medlock Street	CRM Students
Student Need Assessment	October 2022	Cushman & Wakefield
Arboricultural Impact Assessment	Version 1	Amenity Tree Care
Tree Survey and Constraints Report	One Medlock Street	Amenity Tree Care
Television and Radio Reception Impact Assessment	Issue 1.0	GTech Surveys
Ventilation Strategy Report	October 2022	Ridge

Waste Servicing Strategy	VN91290	Vectos
Green and Blue Infrastructure Strategy	2071-ID-000-09-02	Planit I.E
Geotechnical Interpretative Report	5811-RAM-XX-XX-RP-GE-0001	Ramboll
Framework Travel Plan	VN91290	Vectos
Transport Assessment	VN91290	Vectos
Local Labour Agreement		Dominvs