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Angela Leckie
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Planning
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Dear Angela

PREMIER HOUSE, RENAISSANCE HOTEL COMPLEX – NEW FULL PLANNING APPLICATION FOR REVISED OFFICE-LED MIXED USE DEVELOPMENT

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 full planning application to Manchester City Council ('the Council') for the redevelopment of the former Premier House office site into an office-led mixed use development.

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

"Full planning application for erection of 5-storey office-led mixed use development at site of former Premier House office building (following demolition of the existing structure with the exception of structural elements that tie in with the Renaissance Hotel) 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), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-4, new roof top plant, new public realm and landscaping and supporting infrastructure and ancillary facilities including changing and shower facilities, refuse store, plant areas, cycle store and other ancillary facilities within lower ground floor."

Masterplan Vision

The site forms part of the wider Renaissance Hotel complex which has long been a longstanding strategic regeneration priority for Manchester City Council (MCC) and is the last remaining undeveloped site within the 1999 City Centre Masterplan. During the last 20 years, various attempts have been made to bring forward its redevelopment. Most recently, this was in the form of a mixed use scheme in 2008, comprising 4 new buildings, the tallest at 35 storeys and a 2018 Strategic Regeneration Framework.

The lack of activity over the last 20 years by well-respected developers, MCC officers, and Sir Howard Bernstein illustrates the complexities associated with bringing forward the meaningful regeneration of the site and all previous proposals for wholesale demolition and redevelopment have ultimately proven undeliverable. The Applicants' masterplan proposals have taken a different approach to those that have failed in the past, focusing on the part-retention and part-redevelopment of the wider site – one that

the Applicants believe is the only way that this site can be realistically brought forward, and ultimately represents a deliverable scheme.

Various planning applications have been submitted to MCC for approval pursuant to the overall illustrative masterplan for the Renaissance site, including a previous scheme consented in 2021 (ref: 130935/FO/2021) for office-led development at the application site, and the revised scheme for high quality offices and retail/leisure floorspace subject to this latest planning application proposing a revised office-led scheme are a crucial and fundamental part of ensuring the delivery of this strategically important site.

Premier House Proposals

The previous Premier House office building was long term vacant and has in the past year been partially demolished and the remainder of the building stripped back to its concrete structural frame. The remaining structure is now set to be demolished in its entirety (under separate prior approval application Ref: 134208/DEM/2022 which is due for determination in August 2022) to make way for a new high quality workspace with retail/ food and beverage uses at ground floor level, fronting Deansgate.

This application proposes a revised scheme to that previously consented for the Premier House site, which also permitted an office-led development with ground floor retail/ food & beverage uses. The main changes to the scheme can be summarised as follows:

- Demolition of the remaining structure of the existing Premier House building/ core (save for elements connected to the hotel) to allow for a new steel core structure and erection of new facades on all 4 elevations; and,
- Addition of 1 extra storey to deliver a 5-storey office-led mixed use development, together with an associated increase in the quantum of new commercial floorspace to be created.

The proposals sought under this application will continue to deliver the entirely reimagined Premier House building, both internally and externally as per the previous application, alongside the amendments listed above, which represent a further significant financial investment by the Applicant.

The amendments to the previous scheme have been carefully considered and have been based upon the opportunity to:

- Improve the energy efficiency of the floorplates;
- Rectify the previously compromised structure in terms of floor to ceiling heights that did not meet industry standards through the demolition of the existing structure and the provision of a new steel structure; and,
- Increase the proposed quantum of employment floorspace of the development.

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. A submission schedule is enclosed with this letter, as is a drawing schedule.



The application is submitted electronically through the Planning Portal (Ref: PP-09934360). A BACS payment of £27,859.20 (including service charge) to cover the requisite application fee will be made to the Planning Portal on submission of the application.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E. Harvey'.

Ed Harvey
Associate Director

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For and on behalf of Avison Young (UK) Limited

Enc: Planning Submission Schedule
Drawing Schedule

Planning Submission Schedule

- Covering Letter;
- Application forms and certificates;
- Air Quality Assessment;
- Archaeology Assessment;
- Construction Management Plan;
- Crime Impact Statement;
- Design and Access Statement, including:
 - Servicing Strategy;
 - Ventilation and Extraction Details;
- Drainage Strategy (including SuDS Strategy);
- Ecology Appraisal, including:
 - Bat Activity Survey Report
- Environmental Standards Statement, including:
 - Sustainability and Circular Economy Statement;
- Fire Statement;
- Heritage Statement;
- Local Labour Agreement;
- Noise and Vibration Assessment;
- Planning Statement, including:
 - Statement of Community Involvement;
 - Blue and Green Infrastructure Statement (included in Section 8);
- Roof Terrace Strategy;
- Site Investigation Reports including:
 - Phase I Geo-environmental Site Assessment;
 - Phase II Geo-environmental Site Assessment
- Transport Statement;
- Travel Plan; and
- Utility Statement.

Drawing Schedule (August 2022)

Drawing Title	Drawing No
Location Plan	150_MP_00_1000
Existing Site Plan	150_MP_00_1001
Proposed Site Plan	150_B1_00_1200
Proposed Lower Ground Floor Plan	150_B1_02_2199
Proposed Ground Floor Plan	150_B1_02_2200
Proposed Level 01 Plan	150_B1_02_2201
Proposed Level 02 Floor Plan	150_B1_02_2202
Proposed Level 03/04 Floor Plan	150_B1_02_2203
Proposed Level 05 Floor Plan	150_B1_02_2204
Proposed Roof Plan	150_B1_02_2205
Proposed Elevation East	150_B1_04_2200
Proposed Elevation North	150_B1_04_2201
Proposed Elevation South	150_B1_04_2202
Proposed Elevation West	150_B1_04_2203
Proposed Section AA	150_B1_05_2200
Proposed Section BB	150_B1_05_2201
Bay Study 01	150_B1_10_4200
Bay Study 02	150_B1_10_4201
Bay Study 03	150_B1_10_4202
Landscape General Arrangement	2664-PLA-OF-XX-DR-L-1000 Rev P09
Hardworks Plan	2664-PLA-OF-XX-DR-L-1001 Rev P10
Kerbs & Edges Plan	2664-PLA-OF-XX-DR-L-1002 Rev P09
Levels Plan	2664-PLA-OF-XX-DR-L-1003 Rev P09
Furniture Plan	2664-PLA-OF-XX-DR-L-1004 P02