

Our Ref: 04C100075/NL/LS

Your Ref: PP-11351787

24 June 2022

Ms Angela Leckie
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Angela,

**RENAISSANCE HOTEL – SUBMISSION OF PRIOR NOTIFICATION OF PROPOSED SECOND
PHASE OF DEMOLITION OF PREMIER HOUSE, DEANSGATE
(PLANNING PORTAL REF: PP-11351787)**

On behalf of our client, Deansgate SOF Alliance Lease Co Limited (The Applicant), we are instructed to submit a prior notification of proposed development application for the second phase of demolition of Premier House, which forms part of the wider Renaissance hotel site on Deansgate, Manchester.

The application and supporting documentation have been submitted via the Planning Portal (Ref: PP-11351787). The full suite of application documentation includes:

- This supporting letter;
- Application form;
- Site Location Plan;
- Existing Site Plans;
- Proposed Demolition Plans;
- Second Phase Demolition Method Statement and Management Plan
- Asbestos Surveys; and
- Extended Phase 1 Habitat Survey and Inspection of Building for Bats (dated March 2021).

The Asbestos Surveys and Extended Phase 1 Habitat Survey and Inspection of Building for Bats (dated March 2021) were submitted previously in support of a prior approval for the first phase of the Premier House demolition (ref: 130049/DEM/2021), which was approved by Manchester

City Council on 8th July 2022. It is worth noting that both reports include sufficient information in our opinion to relate to the remainder of the building now proposed by demolition.

The required application fee of £128.20 (including £32.20 service charge) will be paid directly to the Planning Portal.

Pre-application discussions relating to the wider redevelopment aspirations for the Renaissance Hotel site, including the partial and now full demolition of Premier House, have been held with Dave Roscoe and Angela Leckie at Manchester City Council (MCC).

Background and Proposals

The Renaissance hotel complex comprises the former hotel, Premier House office block, and NCP car park. It has long been earmarked for comprehensive development, including most recently within the adopted Ramada Complex Strategic Regeneration Framework (SRF), adopted by Manchester City Council in May 2018. The site was acquired by the Applicant as part of a joint venture between Property Alliance Group and Starwood Capital Group, to finally deliver meaningful regeneration of this strategically important site.

The vision is for the comprehensive development for the whole Renaissance site in line with the broad aspirations of the adopted SRF that will look at the redevelopment of the existing buildings to provide high quality new hotel, office and residential uses, with new public realm. Planning permissions have now been granted for a series of development proposals pursuant to the comprehensive redevelopment of the overall site, including for a new 4* hotel, a new office building, and new public realm. A planning application is also currently pending determination for a landmark new residential tower with extensive new riverside public realm.

To facilitate the wider masterplan a prior approval application was approved in July 2021 to demolish part of the former Premier House building, including the northern part of the building in its entirety, the remaining frontage to Deansgate, and its former ramp and canopy. Premier House had previously been vacant for a number of years, was not listed nor in a conservation area. The condition of the building had been deteriorating for a number of years and it had become an eyesore which had also experienced issues with trespassing in the past. Its demolition forms a central part of the Applicant's masterplan vision in order to create the potential for a new high quality residential development to be accommodated on the northern most area of the site, as well as creating the opportunity to completely transform the remainder of Premier House into a high-quality commercial workspace with level access and animated frontages to Deansgate.

Following the prior approval application for partial demolition of Premier House, the subsequent planning approval for the new office proposals for the remainder of that building, and the completion of demolition works, it has become apparent through design development that retaining the structure of the current building and integrating it into the new office building would severely impact the deliverability of the project as well as resulting in significant compromises to the quality and usability of the new office accommodation, including restricting floor to ceiling heights. As a result of this, it is now proposed to demolish further elements of the former Premier House building as a second phase of demolition and, separately, submit revisions to the new office building planning permission.

This new prior approval application relates to the second phase of demolition to Premier House only. It does not affect any of the approval proposals for the new hotel, residential building, or public realm approved elsewhere under the wider vision for the Renaissance site.

Supporting Documentation

Second Phase Demolition Method Statement and Management Plan

A Second Phase Demolition Method Statement and Management Plan has been prepared by Property Alliance Group in support of this application. The Statement sets out how the part-demolition of the remaining existing building will be undertaken.

Asbestos Removal

Asbestos Containing Materials will be identified and removed in accordance with legislation. Demolition of buildings from which asbestos has been removed will not commence until an independent analyst has issued a certificate of re-occupation for the building in question.

A detailed Asbestos report is also submitted as part of this submission and covers demolition of the proposed Phase 2 demolition area.

Soft Stripping Internal

All remaining doors, frames, wall covering, floor coverings, suspended ceilings, windows, timber of any description, studded and non-structural/load bearing walls, toilets, pipe work, ducting, electrical items and any debris will be removed from the building.

Waste will be segregated into waste streams which will include:

- General Waste – Carpets, tiles, plastics, rock wool, roofing felt, MDF etc.;
- Recycled Timber – Clean solid timber, non MDF, non tanned; and
- Plasterboard

Demolition

The scope of works that are to be undertaken as part of this project is to demolish the ramp canopy fronting Deansgate; removal of concrete upstand and window and demolition of circa 10m wide strip of the entire full height of the building down to slab level on Deansgate to facilitate later works. Full details can be found within the demolition method statement and management plan.

Extended Phase 1 Habitat Survey and Inspection of Building for Bats

An extended Phase 1 habitat survey and building inspection for roosting bats has been undertaken by Penny Anderson Associates.

The extended Phase 1 habitat survey highlighted no features of significant nature conservation interest within the site. The plant species list was limited to species that are common and typical of early successional communities of urban sites. No invasive non-native species (INNS) plants were noted.

Habitats within the site were found to be of low to moderate value for foraging and commuting bats. Overall, the building inspection survey identified low potential to support roosting bats. Nevertheless, it recommends the building should be subject to a single evening bat activity survey to confirm the absence of roosting bats, to be undertaken between May-August. The applicant will undertake the survey in advance of any demolition works occurring.

Regarding nesting birds, the report recommends that if site clearance occurs during March to August then a suitably experienced and qualified ecologist should undertake an inspection of the building no more than 48 hours prior to demolition starting, to confirm the absence of active nests.

Conclusion

To facilitate the holistic regeneration of the Renaissance site a prior approval application was approved in July 2021 to demolish part of the former Premier House building, including the ramp and canopy, to ready the site for the future development of new residential and office developments.

Following completion of approved demolition works, however, it has become apparent through design development that retaining the structure of the current building and integrating it into the new office building would severely impact the deliverability of the project as well as result in significant compromises to the quality and usability of the new office accommodation, including restricting floor to ceiling heights. As a result of this, it is now proposed to demolish further elements of the former Premier House building as a second phase of demolition and, separately, submit revisions to the new office building planning permission.

Having regard to the above considerations, we consider the proposed second phase of demolition can take place in a successful and controlled manner that will not give rise to adverse impacts. Furthermore, the range of measures referred to within the Demolition Method Statement and Management Plan will ensure that any detrimental impacts arising from the partial demolition of Premier House can be suitably and effectively mitigated.

The Applicant remains fully committed to bringing forward a comprehensive and deliverable development for the wider Renaissance site, having already undertaken the initial demolition works and implemented construction of the new Treehouse hotel.

The purpose of this second phase of demolition of Premier House is to facilitate the imminent delivery of the new commercial workspace, which remains a critical part of the overall masterplan vision and to ensure the delivery of this strategically important regeneration site.

Summary

We trust that this letter and the supporting documents are satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited