

Our Ref: 04C100075/LN

Your Ref: 144660/NMC/2025

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04 December 2025

Angela Leckie
Planning
Manchester City Council
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Dear Angela,

**PREMIER HOUSE, RENAISSANCE HOTEL COMPLEX - APPLICATION FOR A
NON-MATERIAL AMENDMENT TO CONDITIONS 3 AND 8 ATTACHED TO
PLANNING PERMISSION REFERENCE: 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 a non-material amendment to Conditions 3 and 8 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."

The proposed non-material amendment is made under Section 96(A) of the Town and Country Planning Act (1990) which states:

"A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. The power conferred may be exercised only on an application made by or

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on behalf of a person with an interest in the land to which the planning permission relates."

The following has been submitted in support of this application:

- This covering letter; and
- Application forms duly signed and completed.

The Proposal

The full description of development as detailed on the planning application forms is as follows:

"Proposed non-material amendment to Conditions 3 and 8 attached to planning permission 134640/FO/2022."

Condition 3

This application seeks an amendment to the wording of Condition 3 to reflect the pre-commencement information submitted and approved under condition discharge reference: CDN/23/0296 (approved on 22nd December 2023) and to clarify the information which is required to still be submitted and approved with an amended trigger of 'prior to above ground works commencing'.

The proposals have been worked up alongside Officers prior to submission and the below amended wording is proposed, reflective of the above:

"a) The development shall be carried out on the basis of the following:

1. Property Alliance Group/ Starwood Capital Group, Premier House, Facade Schedule & Quality Plan by Jon Matthews Architects Issue No. 02 09.11.23 and samples presented at meeting 23-11-23.

(b) The sample panels approved in part (a) and a final quality control management strategy shall be submitted to and approved in writing prior to above ground works commencing.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy."

Condition 8

This application seeks an amendment to the wording of Condition 8 to reflect the pre-commencement information submitted and approved under condition discharge reference: CDN/23/0296 (approved on 22nd December 2023) and to amend the implementation trigger to above ground development works.

The proposals have been worked up alongside Officers prior to submission and the below amended wording is proposed, reflective of the above:

"No above ground development works shall take place until surface water drainage works have been implemented in accordance with the following:

- a) Drainage Strategy Report;*
- b) Drainage CCTV Reports including; Manchester Culvert Drainage 11.06.21; Manchester FW&SW 19.05.21; OOH CCTV 15.06.21; and, Vaults Drainage 12.07.21; MSCC5 Sewers & Drainage GB (SRM5 Scoring) Report 08/09/23; Drainage Mapping (stamped as received on 14-09-23), CCTV Drain Survey 11 /09/23; and Manhole Report 03-06-23;*

- c) *Drainage Drawings: REN-BGE-C-GEN-005 P02; REN-BGE-C-GEN-010 P00; REN-BGE-C-GEN-011 P00; REN-BGE-C-GEN-012 P03; REN-BGE-C-GEN-013 P00; REN-BGE-C-GEN-016 P02; REN-BGE-C-GEN-021 P00; REN-BGE-C-GEN-023-P01; 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;*
- d) *Dwgs REN-BGE-C-GEN-050 REV P01 PROPOSED DRAINAGE - BASEMENT LEVEL - SOUTHERN PLAN and REN-BGE-C-GEN-010 REV P00 EXISTING DRAINAGE - BASEMENT LEVEL - SOUTHERN PLAN; and,*
- e) *Drawing Number: Aqua."*

Fee

The relevant planning application fee of £383.00 (including Planning Portal service charge) has been paid via BACs online at the Planning Portal website (PP-14524626). 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,



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For and on behalf of Avison Young (UK) Limited