

Our Ref: 04C100075/LN

Your Ref: PP-14504412

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28 November 2025

Angela Leckie
Planning
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Dear Angela,

**RENAISSANCE HOTEL COMPLEX - APPLICATION FOR EXTERNAL
ALTERATIONS TO CAR PARK ENTRANCE ASSOCIATED WITH HOTEL
DEVELOPMENT PERMITTED UNDER PLANNING PERMISSION REFERENCE:
130446/FO/2021**

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 external alterations to car park entrance associated with hotel development permitted under planning permission reference: 130446/FO/2021.

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

"Full planning permission for external alterations to car park entrance associated with hotel development permitted under planning permission reference: 130446/FO/2021"

The following has been submitted in support of this application:

- This covering letter;
- Application forms duly signed and completed;
- Design and Access Statement Rev A prepared by CUBE Architecture;
- Heritage Statement (ref: PROH3016, dated November 2025) prepared by Turley;
- Application drawings prepared by CUBE Architecture including:

- AS900 05 Rev A – Location Plan;
- AS900 01 – Existing Front Elevation;
- AS900 02 – Existing Side Elevation;
- AS900 03 Rev A – Proposed Front Elevation;
- AS900 04 Rev A – Proposed Side Elevation;
- AS900 06 Rev A – Existing and Proposed Plans.

The Proposal

This application relates to the car park entrance associated with the hotel development permitted under application reference: 130446/FO/2021. The description of development permitted on site by this application reference is as follows:

“Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.”

The proposals represent a small-scale enhancement of the retained car park entrance fronting Blackfriars Street, aimed at improving its appearance and aligning it with the high-quality materiality and visual language established through the recent redevelopment of the adjoining hotel. The works are proportionate in scale and limited to external finishes and façade detailing, with no changes to the structure, access arrangements, use, size or scale of the building.

The existing car park entrance is functional but visually dated, retaining the original concrete frame and neutral colour palette associated with the earlier Renaissance complex. In contrast, the recently refurbished Treehouse Hotel has introduced a more natural and tactile material language, incorporating timber, metal detailing, and a deep green and grey colour scheme that reflects the brand's sustainable ethos.

The design objective for the car park entrance is to:

- Create visual continuity with the adjacent Treehouse Hotel façade treatments, bringing a cohesive architectural language across the Blackfriars frontages;
- Soften the existing concrete structure through natural materials and colour;
- Deliver a more inviting and cohesive and legible appearance at street entrance level; and,
- Enhance the overall perception of the development along this important frontage.

The amendments proposed can be summarised as follows:

- Introduction of vertically laid timber panelling, replicating the low-level canopy detail used at the Treehouse Hotel entrance. The timber will be applied in similar proportions to frame and emphasise the existing first-floor window, adding warmth and articulation to the otherwise plain elevation.

- Repainting of the existing concrete columns in dark green and grey tones to match the hotel's recently refurbished colour palette. This will visually unify the car park entrance with the adjacent building and create a consistent material rhythm along the Deansgate frontage.
- Minor repair and refinishing works to existing surfaces where required, to ensure a high-quality and durable finish consistent with the wider estate.
- Enhancement of the car park staircase entrance to provide a more durable and inviting enclosure.

Advertisement zones have been provided on the submitted documentation but final details of any signage will be the subject of a separate application for advertisement consent.

Full details of the proposals and materials to be used are set out within the supporting plans and Design and Access Statement which should be read in conjunction with this letter.

Planning History and Context

The site (including the wider Renaissance complex) has been subject to a number of previous planning applications which are summarised in the table below.

The most recent applications have all been submitted by the current Applicant and relate to the overall vision to redevelop the former Renaissance Hotel complex. The application references: 129468/FO/2021 and 130446/FO/2021 are both associated with the hotel development to which this application is associated with.

LPA ref	Description	Decision
Applications by JV relating to Redevelopment of Renaissance		
141175/JO/2024	S73 application submitted in October 2024 for: <i>Variation of conditions 2 (Dwgs), 14 (Noise and Ventilation), 15 (Noise Commercial), 34 (Use Commercial), 35 (Car Park Management), 37 (Bar Restaurant Management), 40 (Cycle Parking) and 43 (Fire Safety) attached to planning permission 132088/FO/2021 consisting of internal layout changes and resulting external alterations.</i>	Under determination
138533/FO/2023	Full planning application submitted in November 2023 for: <i>"Installation of ground anchors in association with residential development as permitted under planning permission reference: 132088/FO/2021."</i>	Approved 11/01/24
134640/FO/2022	Full planning application submitted in August 2022 for: <i>"Erection of a 5-storey building comprising of new office space and commercial units (former Premier House)."</i>	Approved 27/01/23

134208/DEM/2022	Prior approval application submitted in June 2022 for: <i>"Prior Notification for demolition of remaining structure of Premier House (following previous approval for partial demolition under application ref no 130049/DEM/2021)."</i>	Approved 12/08/22
132508/LO/2021	Listed Building Consent application submitted in December 2021 for: <i>"Listed Building Consent for the part removal of an existing retaining wall adjoining the listed structure and creation of a stair connection to the Grade II listed Victoria Bridge in association with the current residential planning application (ref: 132088/FO/2021)."</i>	Approved 28/02/23
132088/FO/2021	Full application submitted in November 2021 for: <i>"Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works."</i>	Approved 28/02/23
130935/FO/2021	Full application submitted in July 2021 for: <i>"Refurbishment of retained structure comprising stripping building back to its core, external alterations including new facades and extension of floorplate on Deansgate elevation (circa 3m) to create new office space (Use Class E) (floors 1- 3) with new ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-3, new roof top plant, new public realm and landscaping and supporting infrastructure and ancillary facilities including gym, refuse store, plant areas cycle store and other ancillary facilities within lower ground floor."</i>	Approved 13/08/21

130446/FO/2021	Full application submitted May 2021 for: <i>"Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works."</i>	Approved 26/08/21
130049/DEM/2021	Prior approval application submitting in April 2021 for: <i>"Prior Notification for part-demolition of Premier House (which forms part of the Renaissance hotel complex)."</i>	Approved 08/07/21
129468/FO/2021	Full application submitted February 2021 for: <i>'Replacement windows to existing hotel building.'</i>	Approved 22/04/2021

Planning Assessment

Design

Manchester Core Strategy policies CC9 (Design and Heritage) and EN1 (Design Principles and Strategic Character Areas) expect the design of new buildings to be of the highest standard in terms of appearance and function. In particular, the policies state that attention should be given to the City Centre context and character. Whilst the proposal is for external alterations to an existing structure, it is acknowledged that the same principles apply and developers should recognise the specific design challenges to be overcome to ensure that new development is complimentary in terms of form and function.

The proposed amendments have been designed to create visual continuity with the hotel development, proposing materials that are in line with those used by Treehouse, which will marry the car park element into the overall scheme. This will in turn enhance the visual appearance of the development and improve the street scene along this frontage.

The car park entrance, as it stands, can be seen to detract from the overall enhancement of the complex, and the amendments proposed can therefore only be seen as complimentary to the existing and approved schemes on and around the site.

The design of the proposals do not affect the accessibility of the car park and will instead improve legibility on site, delivering a more inviting entrance.

The proposals are therefore considered well-designed and consequently are in full accordance with Core Strategy Policies CC9 and EN1 and the design quality aspirations set out in the NPPF and the Ramada Complex SRF.

Heritage

Places for Everyone Policy JP-P2 relates to Heritage and replaces paragraph 2 of Policy EN3 Heritage of the Manchester Core Strategy. It states that:

"Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy."

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process."

A Heritage Statement has been submitted in support of this application which provides an overview of the history and development of the site and surrounding area, identifies the relevant heritage assets with potential to be affected by the proposals, and provides an assessment of significance and the likely impacts of the application proposals.

The Statement sets out that the site is located adjacent to the northern boundary of Parsonage Gardens Conservation Area and whilst the setting of a conservation area is not protected by primary legislation, the National Planning Policy Framework (NPPF) does state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

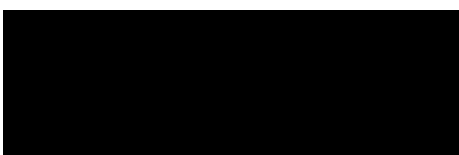
The Statement goes on to set out that the proposed works are confined to the external façade of the Blackfriars Street frontage of the existing MSCP entrance and first floor window and with respect to the core planning principle of the NPPF in relation to the historic environment, the proposed works would not harm Parsonage Gardens Conservation Area and will sustain its significance. The application proposals therefore meets the requirements of Paragraph 207 and objectives of Paragraphs 210 and 212 of the NPPF.

In accordance with Core Strategy Policy EN3 and PfE Policy JP-P2, the proposals therefore sustain the significance of Parsonage Gardens Conservation Area and also comply with UDP Policy DC18 by preserving the character of Parsonage Gardens Conservation Area.

Fee

The relevant planning application fee of £383.00.00 (including Planning Portal service charge) has been paid via BACs online at the Planning Portal website (PP-14504412). 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 or my colleague Ed Harvey (+44 (0) 7831 402681) a call if you require any further details.

Yours faithfully,



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For and on behalf of Avison Young (UK) Limited