

11th November 2025

City Centre Team
Planning
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532,
Manchester, M60 2LA

Dear Sir/Madam,

**PREMIER HOUSE, RENAISSANCE HOTEL COMPLEX - APPLICATION FOR THE DISCHARGE OF
CONDITION 4 ATTACHED TO PLANNING CONSENT REFERENCE: 134640/FO/2022**

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 the discharge of Condition 4 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."

This application represents a re-submission as Condition 4 has previously been discharged under application reference: CDN/23/0296 which was approved on 22nd December 2023. The condition is being re-discharged to take account of updated programme timescales.

Condition 4

Condition Wording

'Prior to the commencement of development a programmes for submission of final details of the public realm works and highway works as shown in dwgs numbered DR-L- 1000 P09 LANDSCAPE GA- PHASE 2, DR-L-1001 P10 HARDWORKS PLANPHASE 2, DR-L-1002 P09 KERBS AND EDGES PLAN-OFFICE BLOCK, DR-L-1003 P09 LEVELS PLAN-OFFICE BLOCK and DR-L-1004 P02 FURNITURE PLAN; shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Details of the footway reinstatement and materials, including natural stone or other high quality materials to be used for the public realm and for the areas between the front of pavement and the line of the proposed building on Blackfriars Street and Deansgate;

(b) A scheme of associated highway works including any necessary stopping up;

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of Bat bricks and/or tubes, green/brown roof, green walls, bird boxes and appropriate planting;

and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.

The approved scheme shall be implemented not later than 24 months from the date the proposed building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.'

Submitted Information

- Premier House - Construction Programme 2025 and;
- The following schedule/information;
 - (a) Details of the footway reinstatement and materials, including natural stone or other high quality materials to be used for the public realm and for the areas between the front of pavement and the line of the proposed building on Blackfriars Street and Deansgate - Final S278 specification is currently being developed. It is envisaged final design will be agreed between parties by December 2026
 - (b) A scheme of associated highway works including any necessary stopping up - Final S278 specification is currently being developed. It is envisaged final design will be agreed between parties by December 2026. No stopping up orders are expected for Premier House.
 - (c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include consideration of Bat bricks and/or tubes, green/brown roof, green walls, bird boxes and appropriate planting – Final location to incorporate biodiversity measures are being worked up and it is envisaged that final details will be agreed by December 2026.

Fee

The relevant planning application fee of £383 (including Planning Portal service charge) has been paid via BACs online at the Planning Portal website (PP-14481143). 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 sincerely,



Jasper Tizzard
Graduate Planner



For and on behalf of Avison Young (UK) Limited