

PLANNING CONSULTANT

Expressions of Interest are invited from suppliers to act on instructions from CBRE Global Investors (Fund Manager of the West Midlands Pension Fund's property portfolio) in the role of Planning Consultant for the proposed redevelopment of Astley and Byrom House, Quay Street Manchester

Background

The project will be for the delivery of a predominantly office scheme in the densely developed core of Manchester, opposite Spinningfields, replacing in due course two existing 1960's office buildings, Astley House and Byrom House with a highly contemporary and striking new development of roughly 25,000 m2.

Wolverhampton City Council, as administering authority for the West Midlands Metropolitan Pension Fund ("the Fund"), owns the freehold interest in Astley House and Byrom House, Quay Street, Manchester. The asset in ownership is a largely rectangular site of 0.4 hectares. The existing buildings date from the 1960's. They comprise two linked office buildings with retail space at ground floor and basement car parking. The total net area of the existing accommodation is about 150,000 sq. ft. The buildings are partly occupied on short term leases.

Changes in Manchester over the last ten years have left the site exceptionally well-placed to accommodate a substantial new development. This will not only add to the City's stock of landmark Grade A office blocks but also facilitate a link between the Spinningfields development and the re-generated areas to the south, centred on the Museum of Science & Industry and the Left Bank Development surrounding the ITV studios. In doing this, it will also bring new life to St John's Gardens at the rear of the existing buildings.

The Council has encouraged the re-development and expressed general support in principle for the scale and use proposals. The property is located within a Conservation Area and adjacent to listed buildings. The scheme has therefore also been discussed in principle with English Heritage. Whilst proposing certain changes to the profiling and elevational treatments they seem generally prepared to endorse the height and massing.

With the improved market prospects, the Fund now wishes to progress the scheme more rapidly. The intention is to progress the proposals for the site by appointing a full design team to work up a design to the level required to submit a planning application.

The Role

Applicants should have a proven track record of in providing strategic planning advice for major, complex commercial development projects and in the development, management, coordination and successful delivery of planning applications, preferably involving city centre development and Conservation areas.

The role can be broken down into a number of key stages:

1. Strategic planning advice including planning searches, early consultation and planning due diligence.
2. Development of the project planning strategy with the appointed design team and Project Manager. Development of the planning deliverable list and coordination of actions to deliver planning support documents.
3. Development of the planning application including all support papers, studies etc.
4. Submission actions including pre and post application consultations. Liaison and consultation with all statutory consultees.
5. Monitoring of post application deliverables including liaison with the Project Manager and design team to ensure timely delivery in accordance with any planning conditions.

Applications

Written expressions of interest should include, briefly:

- Experience of similar projects
- CV of key team members

Closing Time for receipt of expressions of interest:

3pm Monday 23rd July 2012

Three or four firms will be shortlisted to produce a more comprehensive response and a fee quotation. These firms will be invited for interview in London.

Please forward written expressions of interest to:

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