

18 May 2022

Planning and Highways Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

c/o Jennifer Atkinson

Dear Jennifer,

Pall Mall Court, King Street: Application for Full Planning Permission and Listed Building Consent

Please find enclosed an application for Full Planning Permission and Listed Building Consent for external alterations and refurbishment of the Grade II listed Pall Mall Court. The Applicant is Bruntwood Pall Mall Ltd.

The building is currently vacant in its entirety, with the exception of a self-contained ground floor unit on King Street which is let to Pall Mall Medical. The Site extends to 0.23ha and is bounded by Marsden Street to the North, the Pinnacle building (former Norwich Union offices) to the East, King Street to the South and the now pedestrianised former Pall Mall (and piazza) to the West.

These applications are driven by the need to bring Pall Mall Court back into viable use appropriate to its location in the Central Business District whilst remaining sympathetic to the asset's historic and architectural significance and the role it plays within the Upper King Conservation Area.

Proposed Development

The proposed description of development as stated on the application form for Full Planning Permission is as follows:

Refurbishment of Pall Mall Court comprising of external alterations to form a new primary entrance off the Piazza and infilling of the arcades with new window-bays; alterations to existing King Street entrance to facilitate use as a retail (Use Class E) unit; the construction of a 1 storey roof-top extension of office floorspace on Marsden Street, the installation of new rooftop plant on Brown Street and King Street and associated plant screening; the installation of new balustrade on King Street to facilitate an ancillary roof terrace; the renewal of the external façade including a wholesale like-for-like replacement of the curtain walling system; and other associated works.

The proposed description of development as stated on the application form for Listed Building Consent is as follows:

Refurbishment of Pall Mall Court comprising of external alterations to form a new primary entrance off the Piazza and infilling of the arcades with new window-bays; alterations to existing King Street entrance to facilitate use as a retail (Use Class E) unit; the construction of a 1 storey roof-top extension of office floorspace on Marsden Street, the installation of new rooftop plant on Brown Street and King Street and associated plant screening; the installation of new balustrade on King Street to facilitate an ancillary roof terrace; the renewal of the external façade including a wholesale like-for-like replacement of the curtain walling system; internal refurbishment and other associated works.

Application Documentation

The application documentation has been prepared in accordance with Manchester City Council's (MCC) Validation Criteria. It provides a comprehensive list of supporting documentation covering submission, determination and post determination stages of the application as follows:

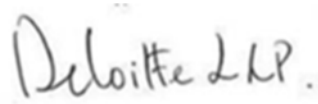
- Planning Application Forms and Certificates for Planning Permission and Listed Building Consent including ownership certificate prepared by Deloitte Real Assets Advisory
- Notices, Planning Application Fee and Cover Letter prepared by Deloitte Real Assets Advisory
- Existing and proposed scheme drawings including plans, sections and elevations prepared by Sheppard Robson
- Design and Access Statement (including Waste Management Strategy) prepared by Sheppard Robson
- Planning Statement - prepared by Deloitte
- Statement of Community Consultation - prepared by Deloitte
- Public Benefits Statement – prepared by Deloitte
- Heritage Statement- prepared by Stephan Levrant Heritage Architecture
- Options Appraisal Matrix – prepared by Technical Team
- Structural Statement - prepared by DWLLP
- Crime Impact Statement provided by Greater Manchester Police
- Marketing Report (Market Positioning) – prepared by Savills
- Environmental Standards Statement/Net Zero Carbon Strategy – prepared by Ramboll
- Ecological Survey including Bat Survey – prepared by Tyler Grange
- Arboriculture Report – prepared by Tyler Grange
- Energy Strategy including Ventilation and Extraction – prepared by Ramboll
- Local Labour Agreement – prepared by Bruntwood Works
- Framework Construction Management Statement – prepared by GMI
- Acoustic Assessment – prepared by dBx Acoustics.

A full drawing listed is appended to this letter.

Payment for the Application has been arranged by BACS for the sum of £1,880.20 in respect of the application fee.

We would be grateful for your written confirmation of the registration and validation of the application. If you have any questions relating to this application, please contact Katie Wray (kawray@deloitte.co.uk / 0161 445 6350) or Frances Hampson (fhampson@deloitte.co.uk / 0161 455 6766).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

For Deloitte LLP

Drawing List:

NUMBER.	TITLE/NAME	REV
6911-IDSR-XX-00-DR-I-35100	Ceilings - Level 00 Plan -Existing	P02
6911-IDSR-XX-00-DR-I-35200	Ceilings - Level 00 Plan - Scoping	P05
6911-IDSR-XX-01-DR-I-35101	Ceilings - Level 01 Plan -Existing	P02
6911-IDSR-XX-01-DR-I-35201	Ceilings - Level 01 Plan - Scoping	P05
6911-IDSR-XX-02-DR-I-35102	Ceilings - Level 02 Plan -Existing	P02
6911-IDSR-XX-02-DR-I-35202	Ceilings - Level 02 Plan - Scoping	P05
6911-IDSR-XX-03-DR-I-35103	Ceilings - Level 03 Plan -Existing	P02
6911-IDSR-XX-03-DR-I-35203	Ceilings - Level 03 Plan - Scoping	P05
6911-IDSR-XX-04-DR-I-35104	Ceilings - Level 04 Plan -Existing	P02
6911-IDSR-XX-04-DR-I-35204	Ceilings - Level 04 Plan - Scoping	P05
6911-IDSR-XX-05-DR-I-35105	Ceilings - Level 05 Plan -Existing	P02
6911-IDSR-XX-05-DR-I-35205	Ceilings - Level 05 Plan - Scoping	P05
6911-IDSR-XX-06-DR-I-35106	Ceilings - Level 06 Plan -Existing	P02
6911-IDSR-XX-06-DR-I-35206	Ceilings - Level 06 Plan - Scoping	P05
6911-IDSR-XX-07-DR-I-35107	Ceilings - Level 07 Plan - Existing	P02
6911-IDSR-XX-08-DR-I-35108	Ceilings - Level 08 Plan -Existing	P02
6911-IDSR-XX-09-DR-I-35109	Ceilings - Level 09 Plan - Existing	P02
6911-IDSR-XX-10-DR-I-35110	Ceilings - Level 10 Plan - Existing	P02
6911-IDSR-XX-11-DR-I-35111	Ceilings - Level 11 Plan - Existing	P02
6911-IDSR-XX-11-DR-I-35211	Ceilings - Level 11 Plan - Scoping	P04
6911-IDSR-XX-B1-DR-I-35098	Ceilings - Level Basement Plan - Existing	P02
6911-IDSR-XX-B1-DR-I-35198	Ceilings - Level Basement Plan - Scoping	P05
6911-IDSR-XX-LG-DR-I-35099	Ceilings - Level Lower Ground Plan - Existing	P02
6911-IDSR-XX-LG-DR-I-35199	Ceilings - Level Lower Ground Plan - Scoping	P05
6911-IDSR-XX-ZZ-DR-I-35207	Ceilings - Level 07 to 10 Plan - Scoping	P05
6911-SRA-ZZ-00-DR-A-00100	Ground Floor Existing	P05
6911-SRA-ZZ-00-DR-A-00952	Ground Floor Sundry	P03
6911-SRA-ZZ-00-DR-A-01100	Ground Floor Demolition	P06
6911-SRA-ZZ-00-DR-A-20100	Ground Floor General Arrangement	P15
6911-SRA-ZZ-01-DR-A-00101	First Floor Existing	P05
6911-SRA-ZZ-01-DR-A-01101	First Floor Demolition	P05
6911-SRA-ZZ-01-DR-A-20101	First Floor General Arrangement	P14
6911-SRA-ZZ-02-DR-A-00102	Second Floor Existing	P05
6911-SRA-ZZ-02-DR-A-01102	Second Floor Demolition	P05
6911-SRA-ZZ-02-DR-A-20102	Second Floor General Arrangement	P14
6911-SRA-ZZ-03-DR-A-00103	Third Floor Existing	P05
6911-SRA-ZZ-03-DR-A-01103	Third Floor Demolition	P05
6911-SRA-ZZ-03-DR-A-20103	Third Floor General Arrangement	P14
6911-SRA-ZZ-04-DR-A-00104	Fourth Floor Existing	P05
6911-SRA-ZZ-04-DR-A-01104	Fourth Floor Demolition	P05
6911-SRA-ZZ-04-DR-A-20104	Fourth Floor General Arrangement	P13

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6911-SRA-ZZ-05-DR-A-01105	Fifth Floor Demolition	P05
6911-SRA-ZZ-05-DR-A-20105	Fifth Floor General Arrangement	P13
6911-SRA-ZZ-05-DR-A-21604	Marsden St Roof Top Extension Details	P03
6911-SRA-ZZ-05-DR-A-21605	King Street Roof Top Details	P03
6911-SRA-ZZ-06-DR-A-00106	Sixth Floor Existing	P05
6911-SRA-ZZ-06-DR-A-01106	Sixth Floor Demolition	P05
6911-SRA-ZZ-06-DR-A-20106	Sixth Floor General Arrangement	P13
6911-SRA-ZZ-07-DR-A-00107	Seventh Floor Existing	P05
6911-SRA-ZZ-07-DR-A-01107	Seventh Floor Demolition	P05
6911-SRA-ZZ-07-DR-A-20107	Seventh Floor General Arrangement	P13
6911-SRA-ZZ-08-DR-A-00108	Eighth Floor Existing	P05
6911-SRA-ZZ-08-DR-A-01108	Eighth Floor Demolition	P05
6911-SRA-ZZ-08-DR-A-20108	Eighth Floor General Arrangement	P13
6911-SRA-ZZ-09-DR-A-00109	Ninth Floor Existing	P05
6911-SRA-ZZ-09-DR-A-01109	Ninth Floor Demolition	P05
6911-SRA-ZZ-09-DR-A-20109	Ninth Floor General Arrangement	P13
6911-SRA-ZZ-10-DR-A-00110	Tenth Floor Existing	P05
6911-SRA-ZZ-10-DR-A-01110	Tenth Floor Demolition	P05
6911-SRA-ZZ-10-DR-A-20110	Tenth Floor General Arrangement	P13
6911-SRA-ZZ-11-DR-A-00111	Eleventh Floor Existing	P05
6911-SRA-ZZ-11-DR-A-01111	Eleventh Floor Demolition	P05
6911-SRA-ZZ-11-DR-A-20111	Eleventh Floor General Arrangement	P13
6911-SRA-ZZ-B1-DR-A-00098	Basement Floor Existing	P05
6911-SRA-ZZ-B1-DR-A-01098	Basement Floor Demolition	P05
6911-SRA-ZZ-B1-DR-A-20098	Basement Floor General Arrangement	P14
6911-SRA-ZZ-B1-DR-A-24107	Setting Out Proposed Basement Stair 1	P03
6911-SRA-ZZ-LG-DR-A-00099	Lower Ground Floor Existing	P05
6911-SRA-ZZ-LG-DR-A-00951	Lower Ground Floor Sundry Refurbishment Scope	P03
6911-SRA-ZZ-LG-DR-A-01099	Lower Ground Floor Demolition	P05
6911-SRA-ZZ-LG-DR-A-20099	Lower Ground Floor General Arrangement	P14
6911-SRA-ZZ-LG-DR-A-21650	Lower Ground Floor External Wall Repairs	P04
6911-SRA-ZZ-LG-DR-A-21653	Lower Ground Floor External Wall Repairs	P02
6911-SRA-ZZ-XX-DR-A-00001	Location Plan	P04
6911-SRA-ZZ-XX-DR-A-00200	Existing North Elevation	P04
6911-SRA-ZZ-XX-DR-A-00201	Existing East Elevation	P04
6911-SRA-ZZ-XX-DR-A-00202	Existing South Elevation	P04
6911-SRA-ZZ-XX-DR-A-00203	Existing West Elevation	P04
6911-SRA-ZZ-XX-DR-A-00810	Existing Section Through King Street Wing	P04
6911-SRA-ZZ-XX-DR-A-00811	Existing Section Through Tower Block	P04

NUMBER.	TITLE/NAME	REV
6911-SRA-ZZ-XX-DR-A-00812	Existing Section Through Marsden Street Wing	P04
6911-SRA-ZZ-XX-DR-A-01250	North Elevation Demolition	P05
6911-SRA-ZZ-XX-DR-A-01251	East Elevation Demolition	P04
6911-SRA-ZZ-XX-DR-A-01252	South Elevation Demolition	P04
6911-SRA-ZZ-XX-DR-A-01253	West Elevation Demolition	P04
6911-SRA-ZZ-XX-DR-A-20200	General Arrangement North Elevation	P04
6911-SRA-ZZ-XX-DR-A-20201	General Arrangement East Elevation	P04
6911-SRA-ZZ-XX-DR-A-20202	General Arrangement South Elevation	P04
6911-SRA-ZZ-XX-DR-A-20203	General Arrangement West Elevation	P04
6911-SRA-ZZ-XX-DR-A-20204	General Arrangement Elevation Returns 1 of 2	P01
6911-SRA-ZZ-XX-DR-A-20205	General Arrangement Elevation Returns 2 of 2	P01
6911-SRA-ZZ-XX-DR-A-20800	Section Through King Street Block	P05
6911-SRA-ZZ-XX-DR-A-20801	Section Through Tower Block	P05
6911-SRA-ZZ-XX-DR-A-20802	Section Through Marsden Street Wing	P05
6911-SRA-ZZ-XX-DR-A-20851	Piazza Main Entrance and Façade Study	P04
6911-SRA-ZZ-XX-DR-A-20852	King Street Wing Roof Terrace Study	P04
6911-SRA-ZZ-XX-DR-A-20853	Marsden Street Wing Roof extension Study	P04
6911-SRA-ZZ-XX-DR-A-20854	King Street Retail Unit Study	P04
6911-SRA-ZZ-XX-DR-A-20855	Piazza Glazing to King Street Wing Study	P01
6911-SRA-ZZ-XX-DR-A-21200	External Wall Types North Elevation	P04
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6911-SRA-ZZ-XX-DR-A-21202	External Wall Types South Elevation	P04
6911-SRA-ZZ-XX-DR-A-21203	External Wall Types West Elevation	P04
6911-SRA-ZZ-XX-DR-A-21602	Proposed Piazza Curtain Glazing Bay Study Elevation	P03
6911-SRA-ZZ-XX-DR-A-21603	Proposed Piazza Curtain Glazing Bay Study Section	P03
6911-SRA-ZZ-XX-DR-A-21651	Former Main Entrance Bay Study	P03
6911-SRA-ZZ-XX-DR-A-21652	Signage Removal Study	P03
6911-SRA-ZZ-XX-DR-A-24101	Proposed Feature Stair Setting Out Plans and 3D	P03
6911-SRA-ZZ-XX-DR-A-24102	Proposed Feature Stair Setting Out Sections	P03
6911-SRA-ZZ-XX-DR-A-24103	Setting Out Existing Stair 1	P03
6911-SRA-ZZ-XX-DR-A-24104	Setting Out Existing Stair 2	P03
6911-SRA-ZZ-XX-DR-A-24105	Setting Out Existing Stair 3	P03
6911-SRA-ZZ-XX-DR-A-24106	Setting Out Existing Stair 4	P03
6911-SRA-ZZ-XX-RP-A-001	Design and Access Statement	
6911-SRA-ZZ-XX-SH-A-00002	Area Schedules Total Floor Area and Area Summary	P03

NUMBER.	TITLE/NAME	REV
6911-SRA-ZZ-XX-SH-A-00003	Planning Demolition Schedules	P01
6911-SRA-ZZ-XX-SH-A-00004	Planning Existing GIA and GEA	P02
6911-SRA-ZZ-XX-SH-A-001	Schedule of Works to a Listed Building	P01
6911-SRA-ZZ-ZZ-DR-A-00500	Existing Site Plan	P04
6911-SRA-ZZ-ZZ-DR-A-00950	Proposed Servicing and Waste Strategy	P03
6911-SRA-ZZ-ZZ-DR-A-20500	Proposed Site Plan	P04
6911-SRA-ZZ-ZZ-DR-A-21601	Proposed Piazza Curtain Glazing Bay Study Typical Details	P03