

11th July 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M602LA

Dear Jennifer

Pall Mall Court, Manchester – Section 73 (Minor-Material Amendment) application to Planning Permission (133879/FO/2022) and Section 19 (Minor-Material Amendment) application to Listed Building Consent (133880/LO/2022).

Please find enclosed an application submitted by the applicant, Bruntwood Pall Mall Ltd ('the Applicant') for a non-material amendment to Planning Permission ref. 133879/FO/2022 in accordance with Section 73 of the Town and Country Planning Act 1990 and a minor-material amendment to Listed Building Consent ref. 133880/LO/2022 in accordance with Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

This application is submitted in order to amend the wording of Conditions 2, 4b, 5, 6a, 7, 9a, 9b, 11, 12, 14, 15, 18, 19, 20, 21, 25, 26 and 30 attached to Planning Permission ref. 133879/FO/2022 and the wording of Condition 2 and 4 attached to Listed Building Consent ref. 133880/LO/2022. The application also seeks to introduce two additional conditions to Planning Permission ref. 133880/LO/2022.

The description of developments for Planning Permission Ref. 133879/FO/2022 and LBC Ref. 133880/LO/2022 are as follows:

Planning Permission Ref. 133879/FO/2022:

“Refurbishment of Pall Mall Court comprising of external alterations to form a new entrance from the Piazza and infilling of the arcades with new window-bays; alterations to existing King Street entrance to facilitate use as a retail unit (Use Class E); the construction of a single storey roof-top extension to form office floorspace with associated rooftop plant and screening together with the installation of new balustrade to facilitate an ancillary roof

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terrace; refurbishment of the external facade including replacement of the curtain walling system; and other associated works.”

Listed Building Consent Ref. 133880/LO/2022:

“Listed Building Consent for the works associated with the refurbishment of Pall Mall Court comprising of external alterations to form a new entrance from the Piazza and infilling of the arcades with new window-bays; alterations to existing King Street entrance to facilitate use as a retail unit (Use Class E); the construction of a single storey roof-top extension to form office floorspace with associated rooftop plant and screening together with the installation of new balustrade to facilitate an ancillary roof terrace; refurbishment of the external facade including replacement of the curtain walling system; and other associated works.”

The minor material amendments relate to the replacement/introduction of approved plans; the alteration of the trigger point for submission of various conditions; and the introduction of additional conditions. The amendment applications are required due to the following reasons, which are set out in more detail below:

- Scheme design development
 - Disabled Access Lift Removal
 - Ground Floor Connection into adjacent Pinnacle Building and Additional Office Amenity Space
 - Food and Beverage Unit Door
- Co-ordination across the planning permission and listed building consent to ensure required consenting mechanism is in place
- Construction programme and feasibility
- Discharge of remaining planning and listed building consent conditions prior to occupation

The amendments and the appropriate mechanism have been discussed and agreed in advance of the submission with the Local Planning Authority.

Design Development

Disabled Access Lift Removal

This application seeks to formalise the agreement in principle to remove the disabled access lift located on King Street, which it is felt would enhance the scheme from a heritage perspective. The lift is a later addition and has a negative impact on the architectural significance of the building. Its removal would enhance the architectural significance of the listed building.

Due to a strict construction programme the opportunity to undertake these works was limited, meaning relevant information including Methodology, approved drawings (as per Decision Notices 133879/FO/2022 / 133880/LO/2022) and proposed repair works were issued via email to Manchester City Council (MCC) on 7th April 2025 for agreement in principle, prior to formalisation via this amendment application. Following this a letter of comfort was provided by MCC confirming they had no objection regarding the removal of this lift subject to works being undertaken in line with information submitted.

For completeness the following information has been submitted in support of these proposals:

- King Street Entrance Platform Lift Removal Strategy prepared by Sheppard Robson
- External DDA Lift Removal: Methodology prepared by Dragonfly

In order to formalise these works it is proposed that the wording of Condition 2 for both LPA ref. 133879/FO/2022 and 133880/LO/2022 is amended to reflect submitted documents and plans within the approved drawing and documents attached to any subsequent Decision Notice. A full outline of the proposed condition wording is set out within Appendix A.

Ground Floor Connection into adjacent Pinnacle Building and Additional Office Amenity Space

Following the Applicant's purchase of the adjacent Pinnacle Building Court, an opportunity has been identified to undertake a small knock-through at ground floor level to connect these two buildings via a new thoroughfare. Therefore this space will no longer be used as an entrance but instead as additional office amenity space. It is felt this is a good opportunity in order to make this space more attractive to future occupiers from a commercial perspective. The proposals were presented to MCC on site at a meeting held on 07/04/2025, who were supportive of these proposals in principle however requested that this area still be read as the original main entrance from a design perspective which has informed the final design.

For completeness, the following information has been submitted in support of these proposals:

- Pall Mall Court, Ground Floor Connection Methodology prepared by Bruntwood
- Full list of plans provided below

In order to formalise these works it is proposed that the wording of Condition 2 for both LPA ref. 133879/FO/2022 and 133880/LO/2022 is amended to reflect submitted documents and plans within the approved drawing and documents attached to any subsequent Decision Notice. A full outline of the proposed condition wording is set out within Appendix A.

Food and Beverage Unit Door

The Applicant is seeking to introduce an additional door facing out onto the piazza area at Pall Mall Court. This door is required to facilitate the occupation of the retail unit and is in a location where new façade (not replica) is being inserted. A meeting was held on site with MCC on 07/04/25 at which the principle of these works was presented, and feedback provided, which has informed the detailed design. Various measures have been introduced to ensure the design is appropriate within its context and reduces any impact. The framing has been engineered to include as thin frames as possible while also meeting specific inertia values to ensure structural stability and wind load resistance. Framing has also been designed to align with the existing fenestration of the building. In addition, the glazing has been chosen to visually align with the adjacent bronze screen elements to both the curtain walling and the windows and the windows to all other areas of the building façade. MCC then confirmed agreement in principle to these works via email on 06/05/2025 subject to agreement on the final design details.

For completeness, the following information has been submitted in support of these proposals:

- 6911-SRA-ZZ-XX-DR-A-21203 – F&B Door Mark Up
- 4500-QSL-GF-XX-DR-Y-002

In order to formalise these works it is proposed that the wording of Condition 2 for both LPA ref. 133879/FO/2022 and 133880/LO/2022 is amended to reflect submitted documents and plans within the approved drawing and documents attached to any subsequent Decision Notice. A full outline of the proposed condition wording is set out within Appendix A.

The following plans reflect all design changes as described above and should therefore be incorporated within the approved drawing and documents list as per condition 2 of both LPA ref. 133879/FO/2022 and 133880/LO/2022:

- 7240-SRA-ZZ-LG-DR A-20099 (C02) - Lower Ground Floor General Arrangement

- 7240-SRA-ZZ-05-DR-A-20105 (C04) - Fifth Floor General Arrangement
- 7240-SRA-ZZ-11-DR-A-20111 (C02) - Eleventh Floor Roof Plan
- 7240-SRA-ZZ-XX-DR-A-20200 (C01) - General Arrangement North Elevation
- 7240-SRA-ZZ-XX-DR-A-20201 (C01) - General Arrangement East Elevation
- 7240-SRA-ZZ-XX-DR-A-20202 (C01) - General Arrangement South Elevation
- 7240-SRA-ZZ-XX-DR-A-20203 (C01) - General Arrangement West Elevation
- 7240-SRA-ZZ-XX-DR-A-20800 (C01) - Section Through King Street Block
- 7240-SRA-ZZ-XX-DR-A-20801 (C01) - Section Through Tower Block
- 7240-SRA-ZZ-XX-DR-A-20802 (C01) - Section Through Marsden Street Wing
- 7240-SRA-ZZ-XX-DR-A-20851 (C01) - Piazza Main Entrance and Facade Study
- 7240-SRA-ZZ-XX-DR-A-20852 (C01) - King Street Wing Roof Terrace Study
- 7240-SRA-ZZ-05-DR-A-21605 (C02) - King Street Roof Top Design Intent
- 7240-SRA-ZZ-XX-DR-A-20853 (C01) - Marsden Street Wing Roof Extension Study
- 7240-SRA-ZZ-XX-DR-A-20854 (C01) - King Street Retail Unit Study
- 7240-SRA-ZZ-XX-DR-A-21602 (C02) - Proposed Piazza Curtain Glazing Bay Study Elevation
- 7240-SRA-ZZ-XX-DR-A-21200 (C02) - External Wall Types North Elevation
- 7240-SRA-ZZ-XX-DR-A-21201 (C02) - External Wall Types East Elevation
- 7240-SRA-ZZ-XX-DR-A-21202 (C02) - External Wall Types South Elevation
- 7240-SRA-ZZ-XX-DR-A-21203 (C02) - External Wall Types West Elevation

Air Handling Unit

As discussed with officers on Site on 11/07/2025 a larger Air Handling Unit has been installed on the roof of the building than was previously approved. However, as was clear from the site visit, the visual impact at ground level is minimal. As such, it is proposed the

following drawing be included within Condition 2 of both LPA ref. 133880/LO/2022 and 133879/FO/2022. This is set out in full in Appendix A.

- 7240-SRA-XX-ZZ-SK-A-SK106 - Tower AHU Plant Screen Appraisal prepared by Sheppard Robson

Consenting Mechanism

Tenant Fit Out Guide

To streamline future internal fit-outs and ensure they align with both the building's overall strategy and its character, the applicant proposes including a Tenant Fit-Out Guide as an approved document within Listed Building Consent application 133880/LO/2022. This guide aims to minimise the need for subsequent Listed Building Consent(s) or amendment applications by future tenants. The Guide will assist in minimising vacancy of and help support the asset's optimum viable long term use as an office building.

It is acknowledged that there is a requirement to agree a Tenant Fit Out Guide under CDN 29 of Planning Permission ref. 133879/FO/2022, however given the nature of these works being internal within a Grade II listed building it is pertinent to also include a condition within the relevant listed building consent. For completeness, it is intended that this document will then concurrently be used to discharge the relevant condition associated with Planning Permission ref. 133879/FO/2022.

In line with the above a Tenant Fit Out Guide has been prepared which sets out the following:

- Key Definitions
- General Principles
- Specific Fit Out Design Guide
- Directory

It is proposed that the wording of Condition 2 of Planning Permission ref. 133880/LO/2022 is amended to reflect submitted document within the approved documents attached to any subsequent Decision Notice. A full outline of the proposed condition wording is set out within Appendix A.

Additional Conditions

Following a review of the LBC Decision Notice (133880/LO/2022) an omission has become apparent in that it lacks relevant lighting and signage conditions as included in the Planning Permission Decision Notice (133879/FO/2022). Consequently, the current LBC does not technically grant listed building consent for any signage installations on the listed building. To address this, we request the LBC is amended to include appropriate conditions governing future signage. For suggested condition wording please see the relevant section below regarding the discharge of Condition 19 of LPA ref. 133879/FO/2022.

Construction Programme

A review of pre-occupation conditions for Planning Permission 133879/FO/2022 identified construction feasibility challenges with the time triggers for Conditions 9b (Acoustic Verification) and 14 (Secure by Design). The necessary information to discharge these conditions will not be available until shortly before occupation, leaving insufficient time to submit discharge applications and leave sufficient time for the statutory 8-week determination period prior to occupation.

We propose amending these conditions to allow for 6 months post-occupation for discharge. This amendment has been discussed with Manchester City Council (MCC). An email sent 9t May 2025 sought their agreement in principle, which was confirmed in their response 16 May 2025. The proposed condition wording is as follows:

Condition 9b:

(b) Within 6-months post-occupation, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Condition 14:

The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 25 May 2022. The development shall only be carried out in accordance with these approved details. Within 6-months of first occupation written confirmation of Secured by Design accreditation must be issued to the Council as local planning authority for approval.

Discharge of Conditions

Given the timing of submission of this amendment application aligning with preparation of information to discharge the final pre-occupation conditions associated with Planning Permission ref. 133879/FO/2022 and 133880/LO/2022 it has been agreed via email (dated 28 May 2025) with Manchester City Council to agree the relevant information to discharge these conditions via this application and amend the condition wording accordingly.

Condition 4 (133880/LO/2022) and 5 (133879/FO/2022) – Materials

Conditions 4 (133880/LO/2022) and 5 (133879/FO/2022) are worded as follows:

“The materials, both external and internal, shall then be submitted for approval in writing by the City Council as local planning authority in accordance with the programme materials tracker stamped as received by the City Council, as Local Planning Authority, on the 4 October 2022 and the drawings specified in condition 2. The approved materials shall then be used as part of the development.”

In order to satisfy the requirements of Conditions 4 (133880/LO/2022) and 5 (133879/FO/2022) a series of on site meetings were held to agree sample materials as per the agreed materials tracker prior to their installation. Following agreement of all relevant materials included within the materials tracker the final version, containing all specifications, images and dates on which they were agreed, has been submitted in support of this application.

As such, it is proposed the condition wording be amended as follows:

“The development hereby approved shall be carried out in accordance with the ‘Materials Tracking Schedule’ prepared by Sheppard Robson Architects and Dragonfly stamped as received by the City Council, as Local Planning Authority, on [INSERT VALIDATION DATE]. The approved scheme of materials shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.”

Condition 4b (133879/FO/2022)

Condition 4b is worded as follows:

“Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- Local Labour Agreement, prepared by Dragonfly

As such, it is proposed the condition wording be amended as follows:

“The development hereby approved shall be carried out in accordance with the Local Labour Agreement prepared by Dragonfly stamped as received by the City Council , as Local Planning Authority, on [INSERT VALIDATION DATE]. The approved bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ”

Condition 6a (133879/FO/2022) – Landscaping Materials

Condition 6a is worded as follows:

“Prior to the first use of this development, details of hard and soft landscaping treatment and appropriate samples of materials of hard landscaping shall be submitted for approval in writing by the City Council as local planning authority.”

In order to satisfy the requirements of Condition 6a the final materials tracker has been submitted containing all relevant images, specifications of hard and soft landscaping features as well the date they were agreed on Site.

As such, it is proposed the condition wording be amended as follows:

- (a) *The development hereby approved shall be carried out in accordance with the ‘Materials Tracking Schedule’ prepared by Sheppard Robson Architects and Dragonfly stamped as received by the City Council , as Local Planning Authority, on [INSERT VALIDATION DATE].*
- (b) *The approved scheme shall be implemented prior to the first use of the development. 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.*

Condition 7 (133879/FO/2022) – Bat and Bird Box Location Details

Condition 7 is worded as follows:

“Prior to the first use of the development hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted for approval in writing by the City Council as Local Planning Authority. The bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- General Arrangement – Level 00 – Birdbox Markup, prepared by Sheppard Robson

As such, it is proposed the condition wording be amended as follows:

“The development hereby approved shall be carried out in accordance with General Arrangement – Level 00 – Birdbox Markup (7420-SRA-XX-00-DR-A-SK107) prepared by Sheppard Robson stamped as received by the City Council , as Local Planning Authority, on [INSERT VALIDATION DATE]. The approved bat and bird boxes shall be installed prior to the completion of the development and therefore be retained and remain in situ”

Condition 9a (133879/FO/2022) – Plant Details

Condition 9a is worded as follows:

“Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- Pall Mall Court, External Plant Scheme prepared by DBX

As such, it is proposed the condition wording be amended as follows:

(a) The development hereby approved shall be carried out in accordance with the Pall Mall Court External Plant Scheme prepared by DBX stamped as received by the City Council , as Local Planning Authority, on [INSERT VALIDATION DATE].

(b) Within 6-months post-occupation, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post

completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Condition 11 (133879/FO/2022) – Fumes, Vapours and Odours

Condition 11 is worded as follows:

“Prior to the first use of the commercial use, as indicated on drawing 6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19, details of a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority (should this be required). The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ including any subsequent permitted changes under Use Class E.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- Ventilation Schematic Tower Block – AHU-01 (C3781-HEC-ZZ-ZZ-SM-M-700) prepared by Hurstwood Environmental
- Ventilation Schematic King Street Block – AHU-02 (C381-HEC-ZZ-ZZ-SM-M-5701) Hurstwood Environmental
- AC and Ventilation Services Layout Ground Floor Level (ME-57-GF-01) prepared by Hurstwood Environmental

As such, it is proposed the condition wording be amended as follows:

“The development hereby approved shall be carried out in accordance with drawings C3781-HEC-ZZ-ZZ-SM-M-700, C381-HEC-ZZ-ZZ-SM-M-5701, ME-57-GF-prepared by Hurstwood Environmental stamped as received by the City Council, as Local Planning Authority, on [INSERT VALIDATION DATE]. The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ including any subsequent permitted changes under Use Class E.”

Condition 12 (133879/FO/2022) – Lighting

Condition 12 is worded as follows:

“The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn.

Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first use of the development hereby approved. The approved scheme shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- 201879-SCH-1001 – Luminaria Schedule – prepared by Artin Creative Lighting Design
- 6911-CES-XX-00-DR-E-6302 – Ground Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-01-DR-E-6303 – First Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-02-DR-E-6304 – Second Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-03-DR-E-6305 – Third Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-04-DR-E-6306 – Fourth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-05-DR-E-63037– Fifth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-06-DR-E-6308 – Sixth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-07-DR-E-6309 – Seventh Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-08-DR-E-6310 – Eighth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-09-DR-E-6311 – Ninth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-10-DR-E-6312 – Tenth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.

- 6911-CES-XX-B1-DR-E-6300 – Basement Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-LG-DR-E-6301 – Lower Ground Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-RF-DR-E-6313 – Roof Level; Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- CES529-CES-XX-XX-TS-E-0002 – Lighting Control prepared by Carter Electrical Services Ltd.
- CES529-CES-XX-XX-TS-E-0009 – Internal Lighting prepared by Carter Electrical Services Ltd.
- Pall Mall Court, Luminaire Schedule – prepared by LDL Lighting

As such, it is proposed condition 12 be removed and Condition 2 be amended to include the above plans (full wording set out within appendix

it is also proposed these drawings are included within approved drawing list within Condition 2 of LBC ref. 133880/LO/2022 as a relevant lighting condition is not included within this decision notice .

Condition 15 (133879/FO/2022) – Travel Plan

Condition 15 is worded as follows:

“Prior to the first use of the development hereby approved, a travel plan framework shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those working at the development;

ii) a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time

iii) mechanisms for the implementation of the measures to reduce dependency on the private car

iv) measures for the delivery of specified travel plan services

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- Pall Mall Court – Framework Travel Plan, prepared by Ramboll

As such, it is proposed the condition wording be amended as follows:

“The development hereby approved shall be carried out in accordance with the Framework Travel Plan prepared by Ramboll stamped as received by the City Council , as Local Planning Authority, on [INSERT VALIDATION DATE].

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.”

Condition 18 (133879/FO/2022) – EV Charging Details

Condition 18 is worded as follows:

Prior to the first use of the development, details of the number, location and specification of electric car charging points to the car parking spaces, as indicated on drawings 6911-SRA-ZZ-B1-DR-A-20098 Basement Floor General Arrangement P21, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme for that phase shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- 6911-CES-XX-B1-DR-E-6200 Basement Small Power and Data Layout, prepared by Carter Electrical Services Ltd
- EV Charging Details, prepared by Bruntwood

As such, it is proposed the condition wording be amended as follows:

The development hereby approved shall be carried out in accordance with drawing 6911-CES-XX-B1-DR-E-6200 and EV Charging Details prepared by Bruntwood stamped as received by the City Council , as Local Planning Authority, on [INSERT VALIDATION DATE].

The approved scheme for that phase shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

Condition 19 (133879/FO/2022) – Signage

Condition 19 is worded as follows:

“Prior to the first use of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- Pall Mall Court– Internal Signage Report prepared by Place Marque
- Pall Mall Court – External Signage Proposal prepared by Place Marque

As such, it is proposed the condition wording be amended as follows:

“The development hereby approved shall be carried out in accordance with the Internal Signage Report and External Signage Proposal prepared by Place Marque stamped as received by the City Council, as Local Planning Authority, on [INSERT VALIDATION DATE]. The approved strategy shall be implemented and used to inform any future advertisement applications for the building.”

It is also proposed the documentation submitted to discharge Condition 19 of LPA ref. 133879/FO/2022 also be used to discharge any relevant signage condition added to the

LBC permission as per the above. As such the wording of this condition should reflect the above.

Condition 20 and 21 (133879/FO/2022) – Opening Hours (Commercial Units and Roof Terrace)

Condition 20 is worded as follows:

“Prior to the first use of the commercial unit as indicated on drawing 6911-SRA-ZZ00-DR-A-20100 Ground Floor General Arrangement P19, details of the opening hours shall be submitted for approval in writing by the City Council, as Local Planning Authority.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- Pall Mall Court, Commercial Unit Opening Hours, prepared by Bruntwood

As such, it is proposed the condition wording be amended as follows:

Commercial Units indicated on drawing 6911-SRA-ZZ00-DR-A-20100 Ground Floor General Arrangement P19 shall adhere to the following opening hours:

- Monday to Friday – 7am -5pm
- Saturday and Sunday (including bank holidays) – 10am – 4pm

Condition 21 is worded as follows:

“The opening hours for the roof terrace, as indicated on drawing 6911-SRA-ZZ-XX-DR-A-20852 King Street Wing Roof Terrace Study shall be submitted for approval in writing by the City Council. The approved hours shall then be implemented and thereafter retained for as long as the development remains in use.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- Pall Mall Court, Roof Terrace Opening Hours, prepared by Bruntwood

As such, it is proposed the condition wording be amended as follows:

“The roof terrace, as indicated on drawing 6911-SRA-ZZ-XX-DR-A-20852 King Street Wing Roof Terrace Study shall adhere to the following opening hours:

- Monday to Friday – 8am -9:30pm

- Saturday 8am – 4:30pm
- Saturday (including bank holidays) – Closed

There shall be no amplified music or sound on the roof terrace at any time.”

Condition 25 (133879/FO/2022) – Details of External Areas (Commercial Units)

Condition 25 is worded as follows;

“Prior to the first use of the commercial spaces of development, details of any external areas associated with these commercial spaces (including an Operating Schedule) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The Operating Schedule shall contain the following details:

- a. A scaled layout plan showing the proposed seating area, including layout of furniture and demarcation of the area;*
- b. Full details of the measures proposed to ensure that the proposed seating area is fully accessible by disabled people;*
- c. Details of the proposed furniture, including any barriers;*
- d. A detailed management strategy that includes information on how the proposed external seating area would be managed in terms of potential noise disturbance, additional movement and activity, litter and storage of furniture at night;*
- e. days and hours of operation.*

The approved plan shall be implemented upon first use of the commercial uses in phase C1 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- 7420-SRA-XX-XX-DR-A-SK150 – Outdoor Seating Area prepared by Sheppard Robson
- Pall Mall F&B Outdoor Seating Product Sheet prepared Dragonfly

As such, it is proposed the condition wording be amended as follows:

“The development hereby approved shall be carried out in accordance with drawing 7420-SRA-XX-XX-DR-A-SK150 and Pall Mall F&B Outdoor Seating Product Sheet prepared by Sheppard Robson and Dragonfly stamped as received by the City Council , as Local Planning Authority, on [INSERT VALIDATION DATE]. The approved plan shall be implemented upon first use of the commercial uses in phase C1 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building”

Condition 26 (133879/FO/2022) -

Condition 26 is worded as follows:

“Prior to the first use of the development hereby approved, a detailed landscaped management plan for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- Pall Mall Court, Landscape Management Plan - 1620013339-RAM-XX-XX-RP-L-00001

As such, it is proposed the condition wording be amended as follows:

“The development hereby approved shall be carried out in accordance with the Pall Mall Court, Landscape Management Plan 1620013339-RAM-XX-XX-RP-L-00001 prepared by Ramboll stamped as received by the City Council, as Local Planning Authority, on [INSERT VALIDATION DATE]. The approved strategy shall be implemented and used to inform any future advertisement applications for the building.”

Condition 30 – King Street Public Realm

Condition 30 is worded as follows:

“Prior to the first use of the development, a strategy for dealing with the public realm to the rear elevation of the King Street element of the building (adjacent to the piazza) shall be submitted for approval. This shall include measures to improve the manage the area together with a strategy for the future modification and alteration of the space (including times scales).”

In order to satisfy the requirements of this condition the following information has been submitted as part of this amendment application:

- Pall Mall Court, Landscape Management Plan - 1620013339-RAM-XX-XX-RP-L-00001

“The development hereby approved shall be carried out in accordance with the Pall Mall Court, Landscape Management Plan 1620013339-RAM-XX-XX-RP-L-00001 prepared by Ramboll stamped as received by the City Council, as Local Planning Authority, on [INSERT VALIDATION DATE]. The approved strategy shall be implemented and used to inform any future advertisement applications for the building.”

Summary

The development proposed in this application is substantively unchanged from the approved development. It incorporates scheme design development that has been agreed with the Planning Authority prior to the application being submitted as well as co-ordination of conditions across the planning permission and listed building consent to ensure required consenting mechanism is in place and amendment of condition wording to reflect information submitted to satisfy the requirements of pre-occupation conditions.

The principle of development is considered to be established by the existing permissions and it is considered that the proposed amendments, as agreed in principle with MCC as the Local Planning Authority, are minor material in nature and as such can be agreed via this S.73 and S.19 application.

In addition to this Covering Letter the following documentation has been submitted with this Application:

- King Street Entrance Platform Lift Removal Strategy prepared by Sheppard Robson
- External DDA Lift Removal: Methodology prepared by Dragonfly
- Pall Mall Court, Ground Floor Connection Methodology prepared by Dragonfly
- 6911-SRA-ZZ-XX-DR-A-21203 – F&B Door Mark Up
- 4500-QSL-GF-XX-DR-Y-002
- 7240-SRA-ZZ-LG-DR A-20099 (C02) - Lower Ground Floor General Arrangement
- 7240-SRA-ZZ-05-DR-A-20105 (C04) - Fifth Floor General Arrangement
- 7240-SRA-ZZ-11-DR-A-20111 (C02) - Eleventh Floor Roof Plan

- 7240-SRA-ZZ-XX-DR-A-20200 (C01) - General Arrangement North Elevation
- 7240-SRA-ZZ-XX-DR-A-20201 (C01) - General Arrangement East Elevation
- 7240-SRA-ZZ-XX-DR-A-20202 (C01) - General Arrangement South Elevation
- 7240-SRA-ZZ-XX-DR-A-20203 (C01) - General Arrangement West Elevation
- 7240-SRA-ZZ-XX-DR-A-20800 (C01) - Section Through King Street Block
- 7240-SRA-ZZ-XX-DR-A-20801 (C01) - Section Through Tower Block
- 7240-SRA-ZZ-XX-DR-A-20802 (C01) - Section Through Marsden Street Wing
- 7240-SRA-ZZ-XX-DR-A-20851 (C01) - Piazza Main Entrance and Facade Study
- 7240-SRA-ZZ-XX-DR-A-20852 (C01) - King Street Wing Roof Terrace Study
- 7240-SRA-ZZ-05-DR-A-21605 (C02) - King Street Roof Top Design Intent
- 7240-SRA-ZZ-XX-DR-A-20853 (C01) - Marsden Street Wing Roof Extension Study
- 7240-SRA-ZZ-XX-DR-A-20854 (C01) - King Street Retail Unit Study
- 7240-SRA-ZZ-XX-DR-A-21602 (C02) - Proposed Piazza Curtain Glazing Bay Study Elevation
- 7240-SRA-ZZ-XX-DR-A-21200 (C02) - External Wall Types North Elevation
- 7240-SRA-ZZ-XX-DR-A-21201 (C02) - External Wall Types East Elevation
- 7240-SRA-ZZ-XX-DR-A-21202 (C02) - External Wall Types South Elevation
- 7240-SRA-ZZ-XX-DR-A-21203 (C02) - External Wall Types West Elevation
- Tenant Fit Out Guide, prepared by Sheppard Robson
- Materials Schedule, prepared by Dragonfly
- Local Labour Agreement, prepared by Dragonfly
- General Arrangement – Level 00 – Birdbox Markup, prepared by Sheppard Robson
- Pall Mall Court, External Plant Scheme prepared by DBX

- Ventilation Schematic Tower Block – AHU-01 (C3781-HEC-ZZ-ZZ-SM-M-700) prepared by Hurstwood Environmental
- Ventilation Schematic King Street Block – AHU-02 (C381-HEC-ZZ-ZZ-SM-M-5701) Hurstwood Environmental
- AC and Ventilation Services Layout Ground Floor Level (ME-57-GF-01) prepared by Hurstwood Environmental
- 201879-SCH-1001 – Luminaria Schedule – prepared by Artin Creative Lighting Design
- 6911-CES-XX-00-DR-E-6302 – Ground Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-01-DR-E-6303 – First Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-02-DR-E-6304 – Second Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-03-DR-E-6305 – Third Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-04-DR-E-6306 – Fourth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-05-DR-E-63037– Fifth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-06-DR-E-6308 – Sixth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-07-DR-E-6309 – Seventh Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-08-DR-E-6310 – Eighth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-09-DR-E-6311 – Ninth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.

- 6911-CES-XX-10-DR-E-6312 – Tenth Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-B1-DR-E-6300 – Basement Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-LG-DR-E-6301 – Lower Ground Floor Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- 6911-CES-XX-RF-DR-E-6313 – Roof Level; Lighting and Emergency Lighting Layout, prepared by Carter Electrical Services Ltd.
- CES529-CES-XX-XX-TS-E-0002 – Lighting Control prepared by Carter Electrical Services Ltd.
- CES529-CES-XX-XX-TS-E-0009 – Internal Lighting prepared by Carter Electrical Services Ltd.
- Pall Mall Court, Luminaire Schedule – prepared by LDL Lighting
- Pall Mall Court – Framework Travel Plan, prepared by Ramboll
- Pall Mall Court– Internal Signage Report prepared by Place Marque
- Pall Mall Court – External Signage Proposal prepared by Place Marque
- Pall Mall Court, Commercial Unit Opening Hours, prepared by Bruntwood
- Pall Mall Court, Roof Terrace Opening Hours, prepared by Bruntwood
- 7420-SRA-XX-XX-DR-A-SK150 – Outdoor Seating Area prepared by Sheppard Robson
- Pall Mall F&B Outdoor Seating Product Sheet prepared Dragonfly
- Pall Mall Court, Landscape Management Plan - 1620013339-RAM-XX-XX-RP-L-00001
- 7240-SRA-XX-ZZ-SK-A-SK106 - Tower AHU Plant Screen Appraisal prepared by Sheppard Robson

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact me or my colleague Katie Wray (kawray@deloitte.co.uk) or Josh Wyatt Smith (jwyattsmith@deloitte.co.uk)

Kind regards

Deloitte LLP

Deloitte LLP

Appendix A

Proposed Condition 2 wording

Condition 2 (133879/FO/2022)

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings

6911-IDSR-XX-00-DR-I-35200 Ceilings - Level 00 Plan - Scoping P05
6911-IDSR-XX-01-DR-I-35201 Ceilings - Level 01 Plan - Scoping P05
6911-IDSR-XX-02-DR-I-35202 Ceilings - Level 02 Plan - Scoping P05
6911-IDSR-XX-03-DR-I-35203 Ceilings - Level 03 Plan - Scoping P05
6911-IDSR-XX-04-DR-I-35204 Ceilings - Level 04 Plan - Scoping P05
6911-IDSR-XX-05-DR-I-35205 Ceilings - Level 05 Plan - Scoping P05
6911-IDSR-XX-06-DR-I-35206 Ceilings - Level 06 Plan - Scoping P05
6911-IDSR-XX-11-DR-I-35211 Ceilings - Level 11 Plan - Scoping P04
6911-IDSR-XX-B1-DR-I-35198 Ceilings - Level Basement Plan - Scoping P05
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-00952 Ground Floor Sundry P05
6911-SRA-ZZ-00-DR-A-01100 Ground Floor Demolition P09
6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19
6911-SRA-ZZ-01-DR-A-01101 First Floor Demolition P05
6911-SRA-ZZ-01-DR-A-20101 First Floor General Arrangement P18
6911-SRA-ZZ-02-DR-A-01102 Second Floor Demolition P05
6911-SRA-ZZ-02-DR-A-20102 Second Floor General Arrangement P18
6911-SRA-ZZ-03-DR-A-01103 Third Floor Demolition P05
6911-SRA-ZZ-03-DR-A-20103 Third Floor General Arrangement P18
6911-SRA-ZZ-04-DR-A-01104 Fourth Floor Demolition P05
6911-SRA-ZZ-04-DR-A-20104 Fourth Floor General Arrangement
P13 6911-SRA-ZZ-05-DR-A-01105 Fifth Floor Demolition
~~P05 6911-SRA-ZZ-05-DR-A-20105 Fifth Floor General Arrangement P13~~
7240-SRA-ZZ-05-DR-A-20105 (C04) - Fifth Floor General Arrangement
6911-SRA-ZZ-05-DR-A-21604 Marsden St Roof Top Extension Details P05
6911-SRA-ZZ-05-DR-A-21605 King Street Roof Top Details 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-01107 Seventh Floor Demolition P05
6911-SRA-ZZ-07-DR-A-20107 Seventh Floor General Arrangement P13
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-01109 Ninth Floor Demolition P05
6911-SRA-ZZ-09-DR-A-20109 Ninth Floor General Arrangement P13
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-01111 Eleventh Floor Demolition P05
6911-SRA-ZZ-11-DR-A-20111 Eleventh Floor General Arrangement P13
~~7240-SRA-ZZ-11-DR-A-20111 (C02) - Eleventh Floor Roof Plan~~
6911-SRA-ZZ-B1-DR-A-01098 Basement Floor Demolition P07
6911-SRA-ZZ-B1-DR-A-20098 Basement Floor General Arrangement P21
6911-SRA-ZZ-B1-DR-A-24107 Setting Out Proposed Basement Stair 1 P05
6911-SRA-ZZ-LG-DR-A-00951 Lower Ground Floor Sundry Refurbishment Scope P05
6911-SRA-ZZ-LG-DR-A-01099 Lower Ground Floor Demolition P08
~~6911-SRA-ZZ-LG-DR-A-20099 Lower Ground Floor General Arrangement P21~~
~~7240-SRA-ZZ-LG-DR-A-20099 (C02) - Lower Ground Floor General Arrangement~~
6911-SRA-ZZ-LG-DR-A-21650 Lower Ground Floor External Wall Repairs P05
6911-SRA-ZZ-LG-DR-A-21653 Lower Ground Floor External Wall Repairs P02
6911-SRA-ZZ-XX-DR-A-01250 North Elevation Demolition P07
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 P06~~
~~7240-SRA-ZZ-XX-DR-A-20200 (C01) - General Arrangement North Elevation~~
~~6911-SRA-ZZ-XX-DR-A-20201 General Arrangement East Elevation P06~~
~~7240-SRA-ZZ-XX-DR-A-20201 (C01) - General Arrangement East Elevation~~
~~6911-SRA-ZZ-XX-DR-A-20202 General Arrangement South Elevation P06~~
~~7240-SRA-ZZ-XX-DR-A-20202 (C01) - General Arrangement South Elevation~~
~~6911-SRA-ZZ-XX-DR-A-20203 General Arrangement West Elevation P04~~
~~7240-SRA-ZZ-XX-DR-A-20203 (C01) - General Arrangement West Elevation~~
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~~
~~7240-SRA-ZZ-XX-DR-A-20800 (C01) - Section Through King Street Block~~
~~6911-SRA-ZZ-XX-DR-A-20801 Section Through Tower Block P06~~
~~7240-SRA-ZZ-XX-DR-A-20801 (C01) - Section Through Tower Block~~

~~6911-SRA-ZZ-XX-DR-A-20802 Section Through Marsden Street Wing P05~~
7240-SRA-ZZ-XX-DR-A-20802 (C01) - Section Through Marsden Street Wing
~~6911-SRA-ZZ-XX-DR-A-20851 Piazza Main Entrance and Façade Study P07~~
7240-SRA-ZZ-XX-DR-A-20851 (C01) - Piazza Main Entrance and Facade Study
~~6911-SRA-ZZ-XX-DR-A-20852 King Street Wing Roof Terrace Study P06~~
7240-SRA-ZZ-XX-DR-A-20852 (C01) - King Street Wing Roof Terrace Study
~~6911-SRA-ZZ-XX-DR-A-20853 Marsden Street Wing Roof extension Study P06~~
7240-SRA-ZZ-XX-DR-A-20853 (C01) - Marsden Street Wing Roof Extension Study
~~6911-SRA-ZZ-XX-DR-A-20854 King Street Retail Unit Study P04~~
7240-SRA-ZZ-XX-DR-A-20854 (C01) - King Street Retail Unit Study
6911-SRA-ZZ-XX-DR-A-20855 Piazza Glazing to King Street Wing Study P03
~~6911-SRA-ZZ-XX-DR-A-21200 External Wall Types North Elevation P06~~
7240-SRA-ZZ-XX-DR-A-21200 (C02) - External Wall Types North Elevation
~~6911-SRA-ZZ-XX-DR-A-21201 External Wall Types East Elevation P06~~
7240-SRA-ZZ-XX-DR-A-21201 (C02) - External Wall Types East Elevation
~~6911-SRA-ZZ-XX-DR-A-21202 External Wall Types South Elevation P06~~
7240-SRA-ZZ-XX-DR-A-21202 (C02) - External Wall Types South Elevation
~~6911-SRA-ZZ-XX-DR-A-21203 External Wall Types West Elevation P04~~
7240-SRA-ZZ-XX-DR-A-21203 (C02) - External Wall Types West Elevation
~~6911-SRA-ZZ-XX-DR-A-21602 Proposed Piazza Curtain Glazing Bay Study Elevation P03~~
7240-SRA-ZZ-XX-DR-A-21602 (C02) - Proposed Piazza Curtain Glazing Bay Study Elevation
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
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-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

6911-SRA-ZZ-ZZ-DR-A-21699 Proposed Piazza Curtain Glazing Typical Details Design Intent P01

PM- DWC- 00- DR- S- 102 Structural Works Ground Level New Stair P05

PM- DWC- 05- DR- S- 501 Structural Works Level 05 Marsden Street Block P06

PM- DWC- 06- DR- S- 601 Structural Works Level 06 Plant Deck Marsden Street Block Sheet 1 P04

PM- DWC- 06- DR- S- 602 Structural Works Level 06 Plant Deck Marsden Street Block Sheet

PM- DWC- 06- DR- S- 603 Structural Works Level 06 Plant Deck Marsden Street Block Sheet 3 P01

PM- DWC- XX- DR- S- 610 Structural Works Marsden Street Block Plant Deck Typical 3D Views P04

PM-DWC-B1-DR-S-DR01-P02 Structural Works Basement Drainage Layout & Details P02

PM- DWC- LGF- DR- S- 101 Structural Works Lower Ground Level New Stair P05

PM- DWC- LGF- DR- S- 140 Structural Works Lower Ground Level Upstand Requirements

P03 PM- DWC- LGF- DR- S- 150 Structural Works Lower Ground Floor Void Former Details

P03 PM- DWC- XX- DR- S- 160 Structural Works to Stair 2 P02

6911-SRA-ZZ-XX-DR-A-21203 – F&B Door Mark Up

4500-QSL-GF-XX-DR-Y-002

7240-SRA-ZZ-05-DR-A-21605 (C02) - King Street Roof Top Design Intent

6911-CES-XX-00-DR-E-6302 – Ground Floor Lighting and Emergency Lighting Layout

6911-CES-XX-01-DR-E-6303 – First Floor Lighting and Emergency Lighting Layout

6911-CES-XX-02-DR-E-6304 – Second Floor Lighting and Emergency Lighting Layout

6911-CES-XX-03-DR-E-6305 – Third Floor Lighting and Emergency Lighting Layout

6911-CES-XX-04-DR-E-6306 – Fourth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-05-DR-E-6307 – Fifth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-06-DR-E-6308 – Sixth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-07-DR-E-6309 – Seventh Floor Lighting and Emergency Lighting Layout

6911-CES-XX-08-DR-E-6310 – Eighth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-09-DR-E-6311 – Ninth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-10-DR-E-6312 – Tenth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-B1-DR-E-6300 – Basement Lighting and Emergency Lighting Layout

6911-CES-XX-LG-DR-E-6301 – Lower Ground Floor Lighting and Emergency Lighting Layout

6911-CES-XX-RF-DR-E-6313 – Roof Level; Lighting and Emergency Lighting Layout

CES529-CES-XX-XX-TS-E-0002 – Lighting Control

CES529-CES-XX-XX-TS-E-0009 – Internal Lighting

7420-SRA-XX-XX-DR-A-SK150 – Outdoor Seating Area

7240-SRA-XX-ZZ-SK-A-SK106 - Tower AHU Plant Screen Appraisal 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 SLHA, 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, Roof Design Development - prepared by Sheppard Robson, Materials Tracker - prepared by Deloitte, Construction Management Plan - prepared by Bruntwood Works, Record of Paint Finishes - prepared by Hirst Conservation, Glazing Option Matrix Report - prepared by Wintech Façade Engineering, Lift Lobby Mosaic Proposals - prepared by Bruntwood, received by the City Council, as Local Planning Authority, on the 25 May 2022., King Street Entrance Platform Lift Removal Strategy prepared by Sheppard Robson, External DDA Lift Removal: Methodology prepared by Dragonfly. Pall Mall Court, Ground Floor Connection Methodology prepared by Dragonfly, Pall Mall Court, Luminaire Schedule – prepared by LDL Lighting, Pall Mall Court – Framework Travel Plan, prepared by Ramboll, Pall Mall Court– Internal Signage Report prepared by Place Marque, Pall Mall Court – External Signage Proposal prepared by Place Marque, Pall Mall Court, Commercial Unit Opening Hours, prepared by Bruntwood, Pall Mall Court, Roof Terrace Opening Hours, prepared by Bruntwood, 7420-SRA-XX-XX-DR-A-SK150 – Outdoor Seating Area prepared by Sheppard Robson, Pall Mall F&B Outdoor Seating Product Sheet prepared Dragonfly, Pall Mall Court, Landscape Management Plan - 1620013339-RAM-XX-XX-RP-L-0000, Tenant Fit Out Guide, prepared by Sheppard Robson, Materials Schedule, prepared by Dragonfly, Local Labour Agreement, prepared by Dragonfly, General Arrangement – Level 00 – Birdbox Markup, prepared by Sheppard Robson, Pall Mall Court, External Plant Scheme prepared by DBX, Ventilation Schematic Tower Block – AHU-01 (C3781-HEC-ZZ-ZZ-SM-M-700) prepared by Hurstwood Environmental, Ventilation Schematic King Street Block – AHU-02 (C381-HEC-ZZ-ZZ-SM-M-5701) Hurstwood Environmental, AC and Ventilation Services Layout Ground Floor Level (ME-57-GF-01) prepared by Hurstwood Environmental, 201879-SCH-1001 – Luminaria Schedule – prepared by Artin Creative Lighting Design, received by the City Council, as Local Planning Authority, on the [INSERT VALIDATION DATE].

Condition 2 (133880/LO/2022)

6911-IDSR-XX-00-DR-I-35200 Ceilings - Level 00 Plan - Scoping P05
6911-IDSR-XX-01-DR-I-35201 Ceilings - Level 01 Plan - Scoping P05

6911-IDSR-XX-02-DR-I-35202 Ceilings - Level 02 Plan - Scoping P05
6911-IDSR-XX-03-DR-I-35203 Ceilings - Level 03 Plan - Scoping P05
6911-IDSR-XX-04-DR-I-35204 Ceilings - Level 04 Plan - Scoping P05
6911-IDSR-XX-05-DR-I-35205 Ceilings - Level 05 Plan - Scoping P05
6911-IDSR-XX-06-DR-I-35206 Ceilings - Level 06 Plan - Scoping P05
6911-IDSR-XX-11-DR-I-35211 Ceilings - Level 11 Plan - Scoping P04
6911-IDSR-XX-B1-DR-I-35198 Ceilings - Level Basement Plan - Scoping P05
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-00952 Ground Floor Sundry P05
6911-SRA-ZZ-00-DR-A-01100 Ground Floor Demolition P09
6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19
6911-SRA-ZZ-01-DR-A-01101 First Floor Demolition P05
6911-SRA-ZZ-01-DR-A-20101 First Floor General Arrangement P18
6911-SRA-ZZ-02-DR-A-01102 Second Floor Demolition P05
6911-SRA-ZZ-02-DR-A-20102 Second Floor General Arrangement P18
6911-SRA-ZZ-03-DR-A-01103 Third Floor Demolition P05
6911-SRA-ZZ-03-DR-A-20103 Third Floor General Arrangement P18
6911-SRA-ZZ-04-DR-A-01104 Fourth Floor Demolition P05
6911-SRA-ZZ-04-DR-A-20104 Fourth Floor General Arrangement
P13 6911-SRA-ZZ-05-DR-A-01105 Fifth Floor Demolition
~~P05 6911-SRA-ZZ-05-DR-A-20105 Fifth Floor General Arrangement P13~~
7240-SRA-ZZ-05-DR-A-20105 (C04) - Fifth Floor General Arrangement
6911-SRA-ZZ-05-DR-A-21604 Marsden St Roof Top Extension Details P05
6911-SRA-ZZ-05-DR-A-21605 King Street Roof Top Details 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-01107 Seventh Floor Demolition P05
6911-SRA-ZZ-07-DR-A-20107 Seventh Floor General Arrangement P13
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-01109 Ninth Floor Demolition P05
6911-SRA-ZZ-09-DR-A-20109 Ninth Floor General Arrangement P13
6911-SRA-ZZ-10-DR-A-01110 Tenth Floor Demolition P05
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6911-CES-XX-01-DR-E-6303 – First Floor Lighting and Emergency Lighting Layout

6911-CES-XX-02-DR-E-6304 – Second Floor Lighting and Emergency Lighting Layout

6911-CES-XX-03-DR-E-6305 – Third Floor Lighting and Emergency Lighting Layout

6911-CES-XX-04-DR-E-6306 – Fourth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-05-DR-E-63037– Fifth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-06-DR-E-6308 – Sixth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-07-DR-E-6309 – Seventh Floor Lighting and Emergency Lighting Layout

6911-CES-XX-08-DR-E-6310 – Eighth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-09-DR-E-6311 – Ninth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-10-DR-E-6312 – Tenth Floor Lighting and Emergency Lighting Layout

6911-CES-XX-B1-DR-E-6300 – Basement Lighting and Emergency Lighting Layout

6911-CES-XX-LG-DR-E-6301 – Lower Ground Floor Lighting and Emergency Lighting Layout

6911-CES-XX-RF-DR-E-6313 – Roof Leve; Lighting and Emergency Lighting Layout

CES529-CES-XX-XX-TS-E-0002 – Lighting Control

CES529-CES-XX-XX-TS-E-0009 – Internal Lighting

7420-SRA-XX-XX-DR-A-SK150 – Outdoor Seating Area

7240-SRA-XX-ZZ-SK-A-SK106 - Tower AHU Plant Screen Appraisal prepared by Sheppard Robson

Design and Access Statement (including Waste Management Strategy) prepared by Sheppard Robson, Planning Statement - prepared by Deloitte, Heritage Statement- prepared by SLHA, Options Appraisal Matrix - prepared by Technical Team, Structural Statement, - prepared by DWLLP Roof Design Development - prepared by Sheppard Robson, Materials Tracker - prepared by Deloitte, Construction Management Plan - prepared by Bruntwood Works, Record of Paint Finishes - prepared by Hirst Conservation, Glazing Option Matrix Report - prepared by Wintech Façade Engineering, Lift Lobby Mosaic Proposals - prepared by Bruntwood received by the City Council, as Local Planning Authority, on the 25 May 2022. King Street Entrance Platform Lift Removal Strategy prepared by Sheppard Robson, External DDA Lift Removal: Methodology prepared by Dragonfly. Pall Mall Court, Ground Floor Connection Methodology prepared by Dragonfly, Pall Mall Court, Luminaire Schedule – prepared by LDL Lighting, Pall Mall Court – Framework Travel Plan, prepared by Ramboll, Pall Mall Court– Internal Signage Report prepared by Place Marque, Pall Mall Court – External Signage Proposal prepared by Place

Marque, Pall Mall Court, Commercial Unit Opening Hours, prepared by Bruntwood, Pall Mall Court, Roof Terrace Opening Hours, prepared by Bruntwood, 7420-SRA-XX-XX-DR-A-SK150 – Outdoor Seating Area prepared by Sheppard Robson, Pall Mall F&B Outdoor Seating Product Sheet prepared Dragonfly, Pall Mall Court, Landscape Management Plan - 1620013339-RAM-XX-XX-RP-L-00001 Tenant Fit Out Guide, prepared by Sheppard Robson, Materials Schedule, prepared by Dragonfly, Local Labour Agreement, prepared by Dragonfly, General Arrangement – Level 00 – Birdbox Markup, prepared by Sheppard Robson, Pall Mall Court, External Plant Scheme prepared by DBX, Ventilation Schematic Tower Block – AHU-01 (C3781-HEC-ZZ-ZZ-SM-M-700) prepared by Hurstwood Environmental, Ventilation Schematic King Street Block – AHU-02 (C381-HEC-ZZ-ZZ-SM-M-5701) Hurstwood Environmental, AC and Ventilation Services Layout Ground Floor Level (ME-57-GF-01) prepared by Hurstwood Environmental, 201879-SCH-1001 – Luminaria Schedule – prepared by Artin Creative Lighting Design received by the City Council, as Local Planning Authority, on the [INSERT VALIDATION DATE].

Drawings D-2022-0970(01-02) and D-2022-0970(01-03) and the scaffolding repair methodology received by the City Council, as Local Planning Authority, on the 5 October 2022