

3 January 2025

FAO Jennifer Atkinson
Manchester City Council
Planning Department
PO Box 532
Town Hall Manchester
M602LA

Dear Jennifer,

Pall Mall Court, Manchester – Application for Discharge of Condition 5), 7d), 7f), 8a), 8b), 8c), 8d), 8e), 8f) and 9 for Listed Building Consent Reference 133880/LO/2022

Please find enclosed a Condition Discharge application submitted by Bruntwood Pall Mall Ltd for the full discharge of Condition 5, 8 and 9 and the Partial Discharge of Condition 7, attached to Listed Building Consent reference 133880/LO/2022, relating to the Pall Mall Court development in Manchester City Centre.

Description of Development:

“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 original application was granted permission on 24th October 2022. The remainder of this letter sets out the condition wording and information submitted in order to discharge the conditions against application reference 133880/LO/2022.

Condition 5

Condition 5 is worded as follows:

“Notwithstanding the 'Lift Lobby Mosaic Proposals', prior to the commencement of repair works to the interior and exterior mosaic tiles, a details method statement

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and specification (including material specification) for the removal, alteration, repair, repointing, cleaning (including removal of paint) and replacement works shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage mosaics and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary”

Works are due to commence in order to repair and replace damaged mosaics both internally and externally. As such, in accordance with the requirements set out within Condition 5, Dragonfly Ltd have prepared the following document:

- ‘Listed Building Consent – Condition 5 Internal & External Mosaic Tile Repair’

Based on the information submitted, Condition 5 should be discharged in so far as it relates to the repair works to the interior and exterior mosaic tiles against Listed Building Consent 133880/LO/2022.

Condition 7

Condition 7 is worded as follows:

“Prior to the following works in this condition being undertaken, a detailed method statement and specification shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for to avoid damaged to the historic fabric. This condition applies to the following work:

(a) Works to the install the raised floor to each floor of the development in the western, central and northern blocks;

(b) Works to the roof including new roof covering and balustrade; and

(c) Creation of the void into the lower ground floor slabs (to create double height entrance space) including removal of beam and installation of secondary structural intervention together with installation of feature stair case.

(d) New signage;

(e) Fire proofing; and

(f) Intrusive investigations

The repairs must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.”

Condition 7d

Works to replace existing signage and install new signage are due to commence on Site. As such, Dragonfly Ltd and Place Marque + have prepared the following information in accordance with the requirements of Condition 7d:

- Condition 7d: Signage Method Statement
- Pall Mall Court – Internal Signage Report
- Pall Mall Court – External Signage Report
- 6911 SRA ZZ XX DR A 20200 (P08) General Arrangement North Elevation
- 6911 SRA ZZ XX DR A 20201 (P08) General Arrangement East Elevation
- 6911 SRA ZZ XX DR A 20202 (P08) General Arrangement South Elevation
- 6911 SRA ZZ XX DR A 20203 (P07) General Arrangement West Elevation
- 6911 SRA ZZ XX DR A 20204 (P02) General Arrangement Elevation Returns 1 of 2
- 6911 SRA ZZ XX DR A 20205 (P04) General Arrangement Elevation Returns 2 of 2

Based on the information submitted, Condition 7 should be partially discharged in so far as it relates to the replacement of existing signage and installation of new signage against Listed Building Consent 133880/LO/2022.

Condition 7f

Intrusive Investigation are set to be undertaken on Site to determine the buildings structural capacity. As such, Dragonfly Ltd and Sheppard Robson Architects have prepared the following documents in accordance with the requirements of Condition 7f:

- Condition 7f – Intrusive Investigation Method Statement
- Fosroc Renderoc Data Sheet
- Non-Destructive Test of Concrete Structures Using: FERROSCAN
- Floor Investigation Works Marsden St & King St Blocks Roof & 4th Floor Levels, PM-DWC-XX-DR-S001
- 6911-SRA-ZZ-04-DR-A-20104 (P21) 3rd-4th floor
- 6911-SRA-ZZ-10-DR-A-20110 (p21) 5th-10th floor

Based on the information submitted, Condition 7 should be partially discharged in so far as it relates to Intrusive Investigation works against Listed Building Consent 133880/LO/2022.

Condition 8

Condition 8 is worded as follows:

Prior to the repair works listed in this condition, a detailed method statement and specification for the retention, alteration and repair of these elements of the listed building, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods to avoid damaged to the historic fabric and details, materials to be used and how listed fabric will be repaired. This condition applies to the following work:

(a) Repair and restore of the original stair cores including concrete ceilings to be exposed and cleaned;

(b) Repair and restore of the metal and hardwood balustrades and blue engineering brick floor steps; and

(c) Repair and restore of the Lift lobbies including installation of lighting.

(d) Details of making good of any existing fabric damage due to removal of the

(d)Details of making good fabric following (a)removal of fabric and (b) formation of new openings;

(e) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations; and

(f) Details of any proposed dampproofing (if required); The repairs must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Works as listed in the above condition are due to commence on Site, therefore, Dragonfly Ltd have produced the following document in accordance with the requirements of Condition 8:

- Listed Building Consent – Condition 8 Methodology

It is considered that the above document contains all relevant information in accordance with the requirements of Condition 8. Therefore, based upon this information, it is felt condition 8 should be fully discharged.

Condition 9

Condition 9 is worded as follows:

Prior to the opening up and installation of new doors, a detailed method statement and specification of doors (including how they will be fitted and fixed to the historic fabric - appropriate sections, elevations and materials and a strategy for how existing features (including doors and metalwork) will be reused) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Works are due to commence to replace the existing internal heritage doors as they do not meet the required performance requirements. As such, in accordance with the requirements set out within Condition 9, Dragonfly Ltd have prepared the following document:

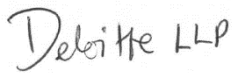
- Listed Building Consent – Condition 9 Installation of New Doors

Based on the information submitted, Condition 9 should be discharged in so far as it relates to the replacement of existing internal doors against Listed Building Consent 133880/LO/2022.

Summary

In addition to the information submitted as a specific requirement for the above conditions, a Condition Discharge Application Form has been submitted via the Planning Portal (PP-13671043) to formalise this application seeking to fully discharge Condition 5, 8 and 9 and Partially Discharge Condition 7 attached to Listed Building Consent reference 133880/LO/2022. We trust you will find this application in order, and we look forward to receiving written confirmation of its registration. If you require any further details, please contact Josh Wyatt-Smith at 0161 455 8451 (jwyattsmith@deloitte.co.uk).

Kind regards

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

Deloitte LLP