

19 April 2023

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 7 for Listed Building Consent
Reference 133880/LO/2022**

Please find enclosed a Condition Discharge application submitted by Bruntwood Pall Mall Ltd for the partial Discharge of Condition 7 attached to Planning Permission 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 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:

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- (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."

Initial works are due to commence that include mini piling to the car park area, installation of secondary support, forming of structural openings to ground and lower ground floor slabs and removal of 7 reinforced concrete bays and associated glazing to the façade. Condition 7 C requires a method statement to be submitted in relation the slab removal associated with the package of works. Information in relation to the remaining items listed in 7 C do not form part of this package of works and will therefore be submitted separately at a later date. Dragonfly Ltd have prepared the following for the slab removal:

- Method Statement
- Drawings:
 - PM-DWC-B1-DR-S-100 Rev P04
 - 6911-SRA-ZZ-00-DR-A-01100 Rev P09
 - 6911-SRA-ZZ-B1-DR-A-01098 Rev P08
 - 6911-SRA-ZZ-LG-DR-A-01099 Rev P09

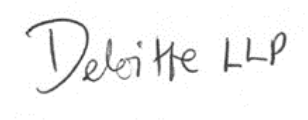
Based on the information submitted, Condition 7 C should be partially discharged in so far as it relates to the slab removal against Listed Building Consent 133880/LO/2022.

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-12104932) to formalise this Application seeking to partially discharge Condition 7 of Listed Building Consent 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 me using the details provided overleaf or Rachel Poole on 0161 455 6272 (rpoole@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

Deloitte LLP