

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Bruntwood Pall Mall Ltd
C/o Agent

Agent (if used)

Ms Katie Wray
Deloitte LLP
Hanover Building
Corporation Street
Manchester
M4 4AH

Part 1 – Particulars of the application/development

Proposal: 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.

Location: Pall Mall Court , 67 King Street, Manchester, Manchester, M2 4PD

Date of application: 25 May 2022

Application number: 133880/LO/2022

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with the impact on the listed building. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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
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
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
 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
 6911-SRA-ZZ-XX-DR-A-20201 General Arrangement East Elevation P06
 6911-SRA-ZZ-XX-DR-A-20202 General Arrangement South Elevation P06
 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 P06
 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 P07
 6911-SRA-ZZ-XX-DR-A-20852 King Street Wing Roof Terrace Study P06
 6911-SRA-ZZ-XX-DR-A-20853 Marsden Street Wing Roof extension Study P06
 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 P03
 6911-SRA-ZZ-XX-DR-A-21200 External Wall Types North Elevation P06
 6911-SRA-ZZ-XX-DR-A-21201 External Wall Types East Elevation P06
 6911-SRA-ZZ-XX-DR-A-21202 External Wall Types South Elevation P06
 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
 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 2 P01

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

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.

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

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The demolition, extension and alteration of Pall Mall shall not be undertaken before a contract for the carrying out of the building works have been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as Local Planning Authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following external alterations to the existing building pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

4) 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 2002 and the drawings specified in condition 2. The approved materials shall then be used as part of the development.

Reason - In the interest of the ensuring appropriate modification of the listed building pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the 'Lift Lobby Mosaic Proposals', prior to the commencement of repair works to the interior and exterior mosaic tiles, a details method statement and specification (including material specification) for the removal, alteration, repair, re-pointing, 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.

Reason - To ensure that a satisfactory restoration and repair of the exterior of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

6) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (including CCTV, lighting, plumbing and platform lift) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7) 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.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the Listed structure and the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) 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.

Reason - To ensure that the repairs and alterations are done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) 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.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) Prior to the installation new ceilings and partition walls, a detailed method statement and specification of the ceilings and walls (including how they will be fitted and fixed to the historic fabric - appropriate sections, elevations and materials) 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.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) The scaffolding and support structure to the listed building shall be carried out in accordance with 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. The repair to the listed building once the scaffold is remove shall be carried out in accordance with these details.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or

businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

Date: 24 October 2022

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.