

Manchester City Council
Town Hall Extension
Albert Square
Manchester
M2 5DB

FAO: Case Officer – Pall Mall Court (Environmental Standards/Net Zero Carbon Strategy)

Dear Sir/Madam,

Date 27/01/2026

We write on behalf of Bruntwood Limited regarding Pall Mall Court, Manchester, to provide the post-construction compliance statement required by the planning condition referencing the Environmental Standards Statement / Net Zero Carbon Strategy prepared by Ramboll for planning (Energy Statement, document ref: 1620013339-RAM-XX-XX-RP-ZZ-00003, Version 0.1, April 2022).

Ramboll confirms that the original design intent set out in the Energy Statement has been carried forward through to construction. There are no material deviations from the strategy described in that document.

In summary, the scheme as constructed delivers an all-electric servicing approach following a hierarchy of passive design improvements and efficient MEP systems. Key measures include upgrading the single glazing to double glazing with thermally broken frames in a manner sympathetic to the Grade II listed façade and improving airtightness. A centralised mechanical ventilation with heat recovery (MVHR) strategy with demand control has been implemented. Heating and cooling are provided by a Hybrid VRF system with separate ASHPs also serving other landlord space heating elements and domestic hot water. Lighting is high-efficiency LED with daylight linking and occupancy controls. Water efficiency is addressed through flow/time-restricted taps and local electric water heaters where appropriate. Sub-metering of water, heating and electricity is provided for effective monitoring and ongoing optimisation.

The selection of low/zero carbon technologies is unchanged from the Energy Statement: ASHPs are adopted as the primary technology. Other options were reviewed and found constrained or unsuitable for this listed, city-centre site. These conclusions remain valid and have guided the implemented design.

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Ref Pall Mall Court

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On this basis, we consider the condition requirement for a post-construction review statement to be met and respectfully request formal discharge.

Yours sincerely

