Paul Butler Associates
Planning, Development & Heritage Consultants

12 December 2025

Mrs Julie Roscoe
Manchester City Council
Planning
P O Box 532
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

24.2016

Dear Michael

Application for Planning Permission and Listed Building Consent – Third Floor and Roof, Freetrade Exchange

On behalf of the building owner and applicant Clearbell Capital LLP, we are pleased to submit applications for Planning Permission and Listed Building Consent to seek approval for internal works to the Grade II Listed Freetrade Exchange building, along with the installation of roof plant. The works comprise the internal fit out of the third floor office suite so that it can be occupied by AMEX Travel which is an online travel agency.

The descriptions of development for the submitted application is as follows:

> *LISTED BUILDING CONSENT for the installation of internal partitions and alterations at third floor level, and the Installation of plant to roof.'*
>
> (Planning Permission for) *'Installation of plant unit to roof'.*

In addition to this letter and the completed application forms and notices, the following documents are submitted in support of this application:

- Heritage Addendum by Paul Butler Associates.
- Site Location Plan (Ref: DR–I-0101)
- Design and Access Statement by CubicWorks
- Acoustic Assessment by Sandy Brown (Ref: 026824-R01-A)
- Data Sheet of External Condenser Proposed. (PKA-M R32).
- Specification Sheet of Dulux Trade Supermatt.
- Photographs of proposed location for plant unit (Refer to Heritage Addendum Appendix)

Please also refer to the appended drawing schedule for a schedule of plans submitted in support of the applications.

Internal Works to Third Floor

Planning Permission (133119/FO/2022) and Listed Building Consent (133282/LO/2022) was secured on 26 July 2022 for external works and the internal refurbishment of the Listed Building. This included the comprehensive refurbishment of the internal office suites, including the exposure and repair / refurbishment of historic and original features. The refurbishment was to a 'CAT A' stage, making it ready for adaptation and fit out by the eventual occupier. The proposed works are for the 'CAT B' works, to adapt the third floor office suite so that it is ready for use by AMEX Travel – American Express's online booking portal for flights, hotels, rental cars, and cruises.

Installation of Roof Plant

The planning application proposals comprise the installation of a condenser unit. This is to be installed to the roof of the building's fifth floor roof extension. The roof already accommodates multiple plant units and other enclosures, some of which has been fitted recently following the re-use of the building and change of use of the lower ground floor to restaurant, and some of which has been located on the roof for an extended period of time.

A Noise Survey and Plant Noise Egress Assessment has been undertaken by Sandy Brown and is submitted in support of the applications. This includes an assessment of the existing noise environment and sound levels within the area. It sets plant noise limits at the façade of the worst affected sensitive receptor, and confirmed that based on the type of condenser unit proposed, the proposed plant was not expected to adversely impact any noise sensitive receptors.

Planning Benefits

The proposed development will provide a series of economic, social and environmental benefits. These include:

- The sympathetic internal fit out of part of a Grade II Listed Building which will help to secure its long-term future, ensure the retention and exposure of historic/architectural features and minimise impact on the building's fabric.

- Enabling the occupation of the floor with a use which will have a positive impact on the regeneration of this part of the City Centre. The resumption of office use within the building's third floor will ensure the retention of AMEX Travel in Manchester.

- Securing direct investment into the local community through the provision of temporary employment during the fit out stage and spending in nearby facilities by future office workers.

- The encouragement of further investment into the City Centre and enabling reoccupation of this part of the building thereby encouraging natural surveillance to help reduce crime and the fear of crime.

- The delivery of high quality office space, within a building where this use has previously been established, thereby helping to meet the demand for such commercial space within the City Centre.

- Taking advantage of the site's easy access to high quality public transport linkages, and its proximity to the multitude of services offered within the City Centre.

The proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this application on behalf of Clearbell Capital LLP and look forward to working with officers in progressing the applications through to a positive determination. If you require anything further, please let me know.

Yours sincerely



Appendix A – Drawing Schedule

- Site Location Plan (Ref: FE-ZZ-DR-I-0101-P01)
- Proposed Air Conditioning Layout (Ref: 0000-CUB-XX-03-DR-M-5501-P05)
- Proposed Air Ventilation Layout (Ref: 0000-CUB-XX-03-DR-M-5701-P02)
- Roof Level Air Conditioning Layout (Ref: 0000-CUB-XX-RL-DR-M-5001-P02)
- Roof Level Existing Elevation AA – BB (Ref: 0000-CUB-XX-RL-EL-M-5001-P01)
- Roof Level Existing Elevation CC – DD (Ref: 0000-CUB-XX-RL-EL-M-5001-P01)
- Roof Level Proposed Elevation AA – BB (Ref: 0000-CUB-XX-RL-EL-M-5001-P02)
- Roof Level Proposed Elevation CC – DD (Ref: 0000-CUB-XX-RL-EL-M-5001-P02)
- Existing Ventilation Layout (Ref: P2218-PPS-XX-06-3F-D-M-5701-AF)
- Existing Air Conditioning Layout (Ref: P2218-PPS-XX-06-3F-D-M-5801-AF)
- Proposed General Arrangement (Ref: FE-03-DR-I-1001-P04)
- Existing General Arrangement (Ref: FE-03-DR-I-1002-P01)
- Proposed Reflected Ceiling Plan (Ref: FE-03-DR-I-2001-P04)
- Existing Reflected Ceiling Plan (Ref: FE-03-DR-I-2002-P01)
- Proposed Floor Finishes Plan (Ref: FE-03-DR-I-3101-P04)
- Existing Floor Finishes Plan (Ref: FE-03-DR-I-3102-P01)
- Proposed Wall Finishes Plan (Ref: FE-03-DR-I-7001-P04)
- Existing Wall Finishes Plan (Ref: FE-03-DR-I-7002-P01)
- Proposed Partition Detail (Ref: FE-03-DR-I-8001-P01)
- Proposed Section AA (Ref: FE-03-DR-I-9001-P02)
- Proposed Section BB (Ref: FE-03-DR-I-9002-P02)
- Proposed Section CC (Ref: FE-03-DR-I-9003-P03)
- Proposed Section DD (Ref: FE-03-DR-I-9004-P02)
- Existing Sectional Elevations (Ref: FE-03-DR-I-9005-P02)