

23 February 2026

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M602LA

Dear Emily,

**Pall Mall Court, Manchester – Application for Discharge of Conditions 8, 9b, 14,
attached to Planning Permission Ref. 143486/JO/2025**

Please find enclosed Condition Discharge application submitted by Bruntwood Pall Mall Ltd for the full discharge of Conditions 8 and 14 and the partial discharge of 9b, attached to Planning Permission reference 143486/JO/2025, relating to the Pall Mall Court development in Manchester City Centre.

Description of Development:

Variation of planning conditions 2, 4b, 5, 6a, 7, 9a, 9b, 11, 12, 14, 15, 18, 19,20, 21, 25, 26, 30 attached to planning permission 133879/FO/2022 to make internal and elevational alterations including Disabled Access Lift Removal, Ground Floor Connection into adjacent Pinnacle Building and Additional Office Amenity Space and installation of Food and Beverage Unit Door.

The original application was granted permission on 24th October 2022 (133880/LO/2022) with a subsequent amendment application (143486/JO/2025) approved in November 2025. The remainder of this letter sets out the condition wording and information submitted in order to discharge the conditions against application reference 143486/JO/2025.

Condition 8

Condition 8 is worded as follows:

“The development hereby approved shall be carried out in accordance with Environmental Standards Statement/Net Zero Carbon Strategy - prepared by Ramboll stamped as received by the City Council, as Local Planning Authority, on the 25 May 2022. A post construction

review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.”

In order to satisfy the requirements a Post-Construction Review Statement has been prepared by Ramboll and submitted in support of this application, confirming accordance with the approved Environmental Standards Statement in line with the requirements of the above condition.

Condition 9b

Condition 9b is worded as follows:

“(b) Within 3 months of the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that any plant including internally and externally mounted ancillary equipment and any emergency plant achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.”

In order to satisfy the requirements a plant verification report has been prepared by dBx acoustics in line with the requirements of the above condition wording and submitted in support of this application.

Condition 14

Condition 14 is worded as follows:

“The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 25 May 2022. The development shall only be carried out in accordance with these approved details. Within 6-months of first occupation written confirmation of Secured by Design accreditation must be issued to the Council as local planning authority for approval. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received a Secured by Design Certificate”

In order to satisfy the requirements of this condition a Site Visit with the Secure by Design Officer was held on 18 February 2026, where it was confirmed that the development achieves the Secure By Design Accreditation. The associated certificate has therefore been submitted in support of this application in line with the requirements of the condition wording.

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-14727401) to formalise this application seeking to discharge Conditions 8, 9b and 14 attached to Planning Permission Ref. 143486/JO/2025. 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

