

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.
- A fee is payable for each request to discharge conditions.
- 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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Bruntwood Pall Mall Ltd
C/o Agent

Agent (if used)

Mr Joshua Wyatt-Smith
Deloitte
100 Embankment
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: 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.

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

Date of application: 17 July 2025

Application number: 143486/JO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** 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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The drawings referenced:

6911-IDSR-XX-00-DR-I-35200 Rev P05
6911-IDSR-XX-01-DR-I-35201 Rev P05
6911-IDSR-XX-02-DR-I-35202 Rev P05
6911-IDSR-XX-03-DR-I-35203 Rev P05
6911-IDSR-XX-04-DR-I-35204 Rev P05
6911-IDSR-XX-05-DR-I-35205 Rev P05
6911-IDSR-XX-06-DR-I-35206 Rev P05
6911-IDSR-XX-11-DR-I-35211 Rev P04
6911-IDSR-XX-B1-DR-I-35198 Rev P05
6911-IDSR-XX-LG-DR-I-35199 Rev P05
6911-IDSR-XX-ZZ-DR-I-35207 Rev P05
6911-SRA-ZZ-00-DR-A-00952 Rev P05
6911-SRA-ZZ-00-DR-A-01100 Rev P09
6911-SRA-ZZ-00-DR-A-20100 Rev P19
6911-SRA-ZZ-01-DR-A-20101 Rev P18
6911-SRA-ZZ-02-DR-A-20102 Rev P18
6911-SRA-ZZ-03-DR-A-20103 Rev P18
6911-SRA-ZZ-04-DR-A-20104
6911-SRA-ZZ-05-DR-A-21604 Rev P05
6911-SRA-ZZ-05-DR-A-21605 Rev P05
6911-SRA-ZZ-06-DR-A-20106 Rev P13
6911-SRA-ZZ-07-DR-A-20107 Rev P13
6911-SRA-ZZ-08-DR-A-20108 Rev P13
6911-SRA-ZZ-09-DR-A-20109 Rev P13
6911-SRA-ZZ-10-DR-A-20110 Rev P13
6911-SRA-ZZ-11-DR-A-20111 Rev P13
6911-SRA-ZZ-B1-DR-A-20098 Rev P21
6911-SRA-ZZ-B1-DR-A-24107 Rev P05
6911-SRA-ZZ-LG-DR-A-00951 Rev P05
6911-SRA-ZZ-LG-DR-A-21650 Rev P05
6911-SRA-ZZ-LG-DR-A-21653 Rev P02
6911-SRA-ZZ-XX-DR-A-20204 Rev P01
6911-SRA-ZZ-XX-DR-A-20205 Rev P01
6911-SRA-ZZ-XX-DR-A-20855 Rev P03
6911-SRA-ZZ-XX-DR-A-21603 Rev P03
6911-SRA-ZZ-XX-DR-A-21651 Rev P03
6911-SRA-ZZ-XX-DR-A-21652 Rev P03
6911-SRA-ZZ-XX-DR-A-24101 Rev P03
6911-SRA-ZZ-XX-DR-A-24102 Rev P03
6911-SRA-ZZ-XX-DR-A-24103 Rev P03
6911-SRA-ZZ-XX-DR-A-24104 Rev P03
6911-SRA-ZZ-XX-DR-A-24105 Rev P03
6911-SRA-ZZ-XX-DR-A-24106 Rev P03
PM- DWC- 00- DR- S- 102 Rev P05
PM- DWC- 05- DR- S- 501 Rev P06
PM- DWC- 06- DR- S- 601 Rev P04
PM- DWC- 06- DR- S- 602
PM- DWC- 06- DR- S- 603 Rev P01
PM- DWC- XX- DR- S- 610 Rev P04

PM-DWC-B1-DR-S-DR01 Rev P02
PM- DWC- LGF- DR- S- 101 Rev P05
PM- DWC- LGF- DR- S- 140 Rev P03
PM- DWC- LGF- DR- S- 150 Rev P03
PM- DWC- XX- DR- S- 160 Rev P02

Received by the City Council as local planning authority on 25 May 2022

7240-SRA-ZZ-XX-DR-A-21203
4500-QSL-GF-XX-DR-Y-002
7240-SRA-ZZ-05-DR-A-21605 Rev C02
7240-SRA-ZZ-LG-DR A-20099 Rev C02
7240-SRA-ZZ-05-DR-A-20105 Rev C04
7240-SRA-ZZ-11-DR-A-20111 Rev C02
7240-SRA-ZZ-XX-DR-A-20200 Rev C01
7240-SRA-ZZ-XX-DR-A-20201 Rev C01
7240-SRA-ZZ-XX-DR-A-20202 Rev C01
7240-SRA-ZZ-XX-DR-A-20203 Rev C01
7240-SRA-ZZ-XX-DR-A-20800 Rev C01
7240-SRA-ZZ-XX-DR-A-20801 Rev C01
7240-SRA-ZZ-XX-DR-A-20802 Rev C01
7240-SRA-ZZ-XX-DR-A-20851 Rev C01
7240-SRA-ZZ-XX-DR-A-20852 Rev C01
7240-SRA-ZZ-XX-DR-A-20853 Rev C01
7240-SRA-ZZ-XX-DR-A-20854 Rev C01
7240-SRA-ZZ-XX-DR-A-21602 Rev C02
7240-SRA-ZZ-XX-DR-A-21200 Rev C02
7240-SRA-ZZ-XX-DR-A-21201 Rev C02
7240-SRA-ZZ-XX-DR-A-21202 Rev C02
7240-SRA-ZZ-XX-DR-A-21203 Rev C02
6911-SRA-ZZ-ZZ-DR-A-00950 Rev P03
6911-SRA-ZZ-ZZ-DR-A-20500 Rev P04
6911-SRA-ZZ-ZZ-DR-A-21601 Rev P03
6911-SRA-ZZ-ZZ-DR-A-21699 Rev P01
6911-SRA-ZZ-XX-DR-A-21203
7420-SRA-XX-XX-DR-A-SK150
6911-CES-XX-00-DR-E-6302
6911-CES-XX-01-DR-E-6303
6911-CES-XX-02-DR-E-6304
6911-CES-XX-03-DR-E-6305
6911-CES-XX-04-DR-E-6306
6911-CES-XX-05-DR-E-63037
6911-CES-XX-06-DR-E-6308
6911-CES-XX-07-DR-E-6309
6911-CES-XX-08-DR-E-6310
6911-CES-XX-09-DR-E-6311
6911-CES-XX-10-DR-E-6312
6911-CES-XX-B1-DR-E-6300
6911-CES-XX-LG-DR-E-6301
6911-CES-XX-RF-DR-E-6313
CES529-CES-XX-XX-TS-E-0002
CES529-CES-XX-XX-TS-E-0009
6911-CES-XX-00-DR-E-6302
6911-CES-XX-01-DR-E-6303

6911-CES-XX-02-DR-E-6304
6911-CES-XX-03-DR-E-6305
6911-CES-XX-04-DR-E-6306
6911-CES-XX-05-DR-E-63037
6911-CES-XX-06-DR-E-6308
6911-CES-XX-07-DR-E-6309
6911-CES-XX-08-DR-E-6310
6911-CES-XX-09-DR-E-6311
6911-CES-XX-10-DR-E-6312
6911-CES-XX-B1-DR-E-6300
6911-CES-XX-LG-DR-E-6301
6911-CES-XX-RF-DR-E-6313
CES529-CES-XX-XX-TS-E-0002
CES529-CES-XX-XX-TS-E-0009

Received by the City Council as local planning authority on 24 June 2025

The following documents:

Design and Access Statement (including Waste Management Strategy) prepared by SheppardRobson,
Planning Statement prepared by Deloitte,
Statement of Community Consultation prepared by Deloitte,
Public Benefits Statement prepared by Deloitte,
Heritage Statement prepared by SLHA,
Options Appraisal Matrix prepared by Technical Team,
Structural Statement prepared by DWLLP,
Crime Impact Statement provided by Greater Manchester Police,
Marketing Report (Market Positioning) prepared by Savills,
Environmental Standards Statement/Net Zero Carbon Strategy prepared by Ramboll,
Ecological Survey including Bat Survey prepared by Tyler Grange,
Arboriculture Report prepared by Tyler Grange, Energy Strategy including Ventilation and Extraction - prepared by Ramboll, Local Labour Agreement - prepared by Bruntwood Works, Framework Construction Management Statement - prepared by GMI, Acoustic Assessment - prepared by dBx Acoustics, 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.

Received by the City Council as local planning authority on 17 July 2025

King Street Entrance Platform Lift Removal Strategy prepared by Sheppard Robson
External DDA Lift Removal: Methodology prepared by Dragonfly
Pall Mall Court, Ground Floor Connection Methodology prepared by Dragonfly
Materials Schedule, prepared by Dragonfly
Local Labour Agreement, prepared by Dragonfly
General Arrangement - Level 00 - Birdbox Markup, prepared by Sheppard Robson
Pall Mall Court, External Plant Scheme prepared by DBX
Ventilation Schematic Tower Block - AHU-01 (C3781-HEC-ZZ-ZZ-SM-M-700)
prepared by Hurstwood Environmental

Ventilation Schematic King Street Block - AHU-02 (C381-HEC-ZZ-ZZ-SM-M-5701) prepared by Hurstwood Environmental
 AC and Ventilation Services Layout Ground Floor Level (ME-57-GF-01) prepared by Hurstwood Environmental
 The Luminaria Schedule - prepared by Artin Creative Lighting Design referenced 201879-SCH-1001
 Pall Mall Court, Luminaire Schedule - prepared by LDL Lighting
 Pall Mall Court - Framework Travel Plan, prepared by Ramboll
 Pall Mall Court- Internal Signage Report prepared by Place Marque
 Pall Mall Court, Commercial Unit Opening Hours, prepared by Bruntwood
 Pall Mall Court, Roof Terrace Opening Hours, prepared by Bruntwood
 Pall Mall F&B Outdoor Seating Product Sheet prepared Dragonfly
 Pall Mall Court, Landscape Management Plan referenced 1620013339-RAM-XX-XX-RP-L00001
 Tower AHU Plant Screen Appraisal prepared by Sheppard Robson referenced 7240-SRA-XX-ZZ-SK-A-SK106
 Design and Access Statement referenced 6911-SRA-ZZ-XX-RP-A-001
 The Luminaria Schedule, prepared by Artin Creative Lighting Design referenced 201879-SCH-1001

Received by the City Council as local planning authority on 17 July 2025

The door sketches referenced 150908_SRA
 The drawing referenced 7240-SRA-XX-ZZ-DR-A-SK154

Received by the City Council as local planning authority on 11 September 2025

The Outdoor Seating Strategy prepared by Bruntwood SciTech received by the City Council as local planning authority on 12 September 2025

The Mitsubishi Electric specification sheet referenced LGH-RVS-E received by the City Council as local planning authority on 13 September 2025

The drawing referenced 7240 SRA ZZ XX DR A 20200 Rev C02 received by the City Council as local planning authority on 17 September 2025

The note prepared by Dragonfly Acoustics referenced 22023-LD7-SW received by the City Council as local planning authority on 22 September 2025

The Internal Sign Report prepared by Place Marque received by the City Council as local planning authority on 25 September 2025

Materials Samples Tracker received by the City Council as local planning authority on 23 October 2025

Tenant Fit Out Guide, prepared by Sheppard Robson received by the City Council as local planning authority on 7 November 2025

Pall Mall Court - External Signage Proposal prepared by Place Marque received by the City Council as local planning authority on 13 November 2025

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 development shall be carried out in accordance with the construction management plan received by the City Council, as Local Planning Authority, on the 19 October 2022.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) The development hereby approved shall be carried out in accordance with the Local Labour Agreement prepared by Dragonfly received by the City Council, as local planning authority, on 17 July 2025.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) The approved materials as detailed within the Materials Samples Tracker prepared by Sheppard Robson Architects and Dragonfly received by the City Council, as Local Planning Authority, on the 28 October 2025 shall be implemented 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).

6) (a) The development hereby approved shall be carried out in accordance with the Materials Samples Tracker prepared by Sheppard Robson Architects and Dragonfly received by the City Council, as Local Planning Authority, on the 28 October 2025.

(b) The approved scheme shall be implemented prior to the first use of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

7) Prior to the completion of the development hereby approved the approved bird box shown on the drawing referenced 7420-SRA-XX-00-DR-A-SK107 received by the City Council as Local Planning Authority on 17 July 2025 shall be installed in the location shown on the drawing referenced 7420-SRA-XX-00-DR-A-SK107 received by the City Council as Local Planning Authority on 17 July 2025. The approved bird box shall then be retained and maintained and remain in situ for the duration of the use of the development.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

8) 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.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

9) (a) The externally mounted equipment hereby approved shall be installed and operated fully in accordance with dBx Acoustics reference 22023-L07-SW dated 22nd September 2025 and as received by the City Council, as Local Planning Authority, on the 22 December 2025

(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.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the any of the above approved plant including internally and externally mounted ancillary equipment can commence.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

10) The development hereby approved shall be carried out in accordance with the waste management strategy as outlined in the Design and Access Statement prepared by Sheppard Robson stamped as received by the City Council, as Local Planning Authority, on the 25 May 2022. The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ including any subsequent permitted changes under Use Class E.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

11) a) The commercial use shown on the drawing referenced 6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19 shall operate fully and only in accordance with the information within the email from Deloitte dated 13 October 2025 namely that only cold food and hot and cold drinks will be prepared and served in this premises at all times.

b) Prior to the cooking of any hot food on site, a scheme to extract fumes, vapours and odours from the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority (should this be required). The approved scheme shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ including any subsequent permitted changes under Use Class E.

Reason - To ensure appropriate fume extraction is provided for the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

12) The approved lighting scheme as detailed within the following information:

The drawings referenced:

6911-CES-XX-00-DR-E-6302
6911-CES-XX-01-DR-E-6303
6911-CES-XX-02-DR-E-6304
6911-CES-XX-03-DR-E-6305
6911-CES-XX-04-DR-E-6306
6911-CES-XX-05-DR-E-63037
6911-CES-XX-06-DR-E-6308
6911-CES-XX-07-DR-E-6309
6911-CES-XX-08-DR-E-6310
6911-CES-XX-09-DR-E-6311
6911-CES-XX-10-DR-E-6312
6911-CES-XX-B1-DR-E-6300
6911-CES-XX-LG-DR-E-6301
6911-CES-XX-RF-DR-E-6313
CES529-CES-XX-XX-TS-E-0002
CES529-CES-XX-XX-TS-E-0009
6911-CES-XX-00-DR-E-6302
6911-CES-XX-01-DR-E-6303
6911-CES-XX-02-DR-E-6304
6911-CES-XX-03-DR-E-6305
6911-CES-XX-04-DR-E-6306
6911-CES-XX-05-DR-E-63037
6911-CES-XX-06-DR-E-6308
6911-CES-XX-07-DR-E-6309
6911-CES-XX-08-DR-E-6310
6911-CES-XX-09-DR-E-6311
6911-CES-XX-10-DR-E-6312
6911-CES-XX-B1-DR-E-6300
6911-CES-XX-LG-DR-E-6301
6911-CES-XX-RF-DR-E-6313
CES529-CES-XX-XX-TS-E-0002
CES529-CES-XX-XX-TS-E-0009

and the Luminaria Schedule - prepared by Artin Creative Lighting Design referenced 201879-SCH-1001 and the Pall Mall Court, Luminaire Schedule - prepared by LDL Lighting shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

13) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

14) 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.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

15) The development hereby approved shall be carried out in accordance with the Framework Travel Plan prepared by Ramboll stamped as received by the City Council as Local Planning Authority on 29th July 2025.

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the first use of the development, the provision of cycle spaces, as indicated on drawing 6911-SRA-ZZ-B1-DR-A-20098 Basement Floor General Arrangement P21 shall be implemented and retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the occupants in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

17) Prior to the first use of the development hereby approved, the car parking layout, as indicated on drawing 6911-SRA-ZZ-B1-DR-A-20098 Basement Floor General Arrangement P21 shall be laid out, demarcated and made available. The car parking layout shall be retained and maintained for as long as the development remains in use.

Reason - To ensure car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

18) The development hereby approved shall be carried out in accordance with drawing 6911-CES-XX-B1-DR-E-6200 and EV Charging Details prepared by Bruntwood stamped as received by the City Council, as Local Planning Authority, on 17 July 2025.

The approved scheme for that phase shall be implemented prior to the first use of the development and made available and thereafter retained for as long as the development is in place.

Reason - In the interest of promoting alternatives and minimising the impact of the development on air quality pursuant to policies EN16 of the Manchester Core Strategy (2012).

19) The approved strategy detailed within the Pall Mall External Signage & Wayfinding Stage 1 Report - Draft 10 dated November 2025 and received by the City Council as local planning authority on 13 November 2025 shall be used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

20) The commercial unit as indicated on drawing 6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19 shall not be open outside the hours of:

- Monday to Friday - 7am -5pm
- Saturday and Sunday (including bank holidays) - 10am - 4pm

These operating hours are also for any subsequent change under Use Class E.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

21) The opening hours for the roof terrace, as indicated on drawing referenced 6911-SRA-ZZ-XX-DR-A-20852 shall not be used outside of the following opening hours:

- Monday to Friday - 8am -9:30pm
- Saturday 8am - 4:30pm
- Sunday (including bank holidays) - Closed

The approved hours shall be implemented and thereafter retained for as long as the development remains in use.

There shall be no amplified music or sound on the roof terrace at any time.

Reason - In interests of amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

22) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

23) The commercial unit hereby approved as indicated on drawing 6911-SRA-ZZ-00-DR-A-20100 Ground Floor General Arrangement P19 shall remain as one unit and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

24) All new windows at ground level, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises, unless a w/c or servicing area, shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

25) The external areas associated with the ground floor commercial spaces as shown on the drawing referenced 7240-SRA-XX-XX-DR-A-SK150 shall operate only in accordance with the Lower Ground Floor Food & Beverage Unit Operations Agreement approved in writing by the City Council, as Local Planning Authority on 12 September 2025. This approved document shall be implemented upon first use of the commercial uses in phase C1 and thereafter retained.

No amplified sound or any music shall be produced or played in any part of the site outside the building.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

26) The development hereby approved shall be carried out in accordance with the Pall Mall Court, Landscape Management Plan referenced 1620013339-RAM-XX-XX-RP-L-00001 prepared by Ramboll received by the City Council, as Local Planning Authority on 17 July 2025. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use and

shall be considered in proposals for any future advertisement applications for the building

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

27) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the development shall only be used for offices (Use Class Egi) and one commercial unit at ground floor (Use Class E) (excluding convenience retail and gymnasium) and for no other purpose.

Reason - In the interest of retaining the provision of office space and suitable commercial use within the development pursuant to policies EC1, EC4 of the Manchester Core Strategy (2012).

29) The Tenant Fit Out Design Guide prepared by Sheppard Robson received by the City Council, as Local Planning Authority on 7 November 2025 shall then be used to inform the fit out of the suites within the development for the duration of the use of the building.

Reason - To ensure an appropriate fit out of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

30) Prior to the first use of the development, a strategy for dealing with the public realm to the rear elevation of the King Street element of the building (adjacent to the piazza) shall be submitted for approval. This shall include measures to improve the manage the area together with a strategy for the future modification and alteration of the space (including times scales).

Reason - To ensure that the space is activated and managed in the short, medium and long term in the interest of visual amenity, enhancement of the public realm and safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

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:

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 Mining Remediation Authority.

Date: 24 November 2025

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 Town and Country Planning 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 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/appeal-planning-decision . 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.