MANCHESTER CITY COUNCIL

# Planning

## Growth & Development

## Delegated officer report for planning application

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| **Application no.** | 143486/JO/2025 and 143431/JO/2025 |
| **Date registered valid:** | 17 July 2025 |
| **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.<br><br>Variation of condition 2 and 4 attached to Listed Building Consent 133880/LO/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 |
| **Address:** | Pall Mall Court, King Street, Manchester, M2 4PD |
| **Ward(s):** | Deansgate Ward |
| **Applicant:** | Bruntwood Pall Mall Ltd |
| **Agent (if any):** | Mr Joshua Wyatt-Smith Deloitte |
| **Case officer:** | Emily Booth<br>Tel: 0161 234 4193<br>Email: emily.booth@manchester.gov.uk |
| **Recommendation:** | Approve |

**Date of recommendation**: 21 November 2025

**Application details**

**Type of application:** Variation or Removal of Condition

**Development type:** Minor Other

**Date of site visit:** 23 July 2025

**Standard consultations:**
Printed: 29 August 2025 Expired: 19 September 2025

**Neighbour notifications**
Printed: 29 July 2025 Expired: 19 August 2025

**Site notice**
Posted: 23 July 2025 Expired: 13 August 2025Posted: 23 July 2025 Expired: 13 August 2025

**Press advert**
No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Description of site/building**

**Listed building:** Grade II

**Conservation area:** Upper King Street Conservation Area 1970

**Tree Preservation Order:** Not applicable

**Description of the Building**

This application relates to Pall Mall Court which is located at 67 King Street and is a Grade II Listed building that was constructed between November 1966 and December 1968 and was listed on the 4th of December 2000. The building was built as an office building and is currently being extensively refurbished to be used as offices for multiple tenants with food and drink uses within the ground floor. It is bounded by Marsden Street, the Pinnacle building, King Street and the pedestrianized Pall Mall.

The building was designed by architects Brett & Pollen and has a strong level of stylistic detailing and massing. The building has a Z-shaped plan and stepped elevations and large spaces of the elevations that are covered by its oriel-style windows with bronzed aluminium, tinted glass, and black-bronze mosaic tilework. It is one of the best examples in Manchester of a high-quality, post-war office building. The materials provide an obvious contrast to the other majority stone built historic buildings on this section of King Street

The building continued to be used as offices throughout the late-20th century, but in recent years the remaining tenants have vacated and prior to the commencement of the works approved within applications referenced 133879/FO/2022 and 133880/LO/2022 the building was almost entirely unoccupied with one tenant remaining.

**Description of the site**

The Site is situated within the Upper King Street Conservation area and is within an area that historically was mainly full of banking companies, and the resulting buildings are considered to be of a landmark scale with impressive designs. The building is centrally located within the Conservation Area, and a number of Grade II and II* Listed buildings surround the site including the Grade II* 100 King Street and Former Reform Club at 81 King Street and Grade II Listed Atlas Chamber at 98 King Street and Ship Canal House at 88-96 King Street.

The Upper King Street Conservation Area lies in the retail core of the City of Manchester and was designated on 4th November 1970. Many of the buildings located in this part of the conservation area are the City's former, 19thcentury and 20th century financial district buildings which surround the site. These building provide a rich variety of designs including gothic influences. Pall Mall Court is one of only three later developments on this section of King Street. The others being the adjacent Pinnacle Building at 73-79 King Street and 55 King Street.

Surrounding uses include retail, banks, dining, entertainment, arts, residential and offices.

**Planning History**

Applications referenced 133879/FO/2022 and 133880/LO/2022 were approved in 2022 and allowed the refurbishment of the building.

**Description of Development**

The above consents are in the process of being implemented and a S73 and S10 application have now been submitted to seek agreement for the following amendments to the above applications:

- The removal of an outdoor lift adjacent to the original entrance.
- The creation of a ground Floor connection into the adjacent Pinnacle Building
- The creation of additional office amenity space
- The installation of a new external door
- The installation of a larger Air Handling Unit on the roof

Permission is also sought for:

- Discharge of remaining prior to occupation planning and listed building consent conditions; and
- Changes to time triggers within pre-commencement conditions not yet discharged.

**Publicity**

143431/JO/2025 - The application was advertised in the local press as affecting a listed building and a conservation area, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No representations have been received.

143486/JO/2025 - The application was advertised in the local press as an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers to inform them of the proposals - No representations have been received.

Highway Services - Advised that they have no objection to the variation of the conditions.

Environmental Health - Confirmed that conditions 9a, 11 and 21 can be amended.

Work & Skills Team - Confirmed that they are happy to discharge the local labour with the figures provided.

Greater Manchester Ecology Unit - Advised that they have no objection to the proposed variation of conditions and that the proposed bird box location is suitable.

**Issues**

Places for Everyone

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The following policies are considered relevant to this application.

Policy JP-P 1 (Sustainable Places)
Policy JP-P 2 (Heritage)
Policy JP-P3 (Cultural Facilities)
Policy JP-Strat2 (City Centre)
Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity)

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN3 (Heritage)
Policy CC1 (Primary Economic Development Focus: City Centre and Fringe)
Policy CC9 (Design and Heritage)
CC10 (A Place for Everyone)
Policy SP1 (Spatial Principles)
Policy DM1 (Development Management)

The Unitary Development Plan for the City of Manchester

Saved Policy DC18.1 (Conservation Areas)
Saved Policy DC19.1 (Listed Buildings)

National Policy

Section 6 (Building a Strong, Competitive Economy)
Section 7 (Ensuring the Vitality of Town Centres)
Section 16 (Conserving and Enhancing the Historic Environment)
Section 12 (Achieving Well Designed Places)

**Principle of the Proposed Physical Amendments and Impact on the Character and Fabric of the Listed Building**

The removal of an outdoor lift adjacent to the original entrance.

This lift was an incongruous addition to the King Street frontage and the removal of it is beneficial to the appearance of this elevation. Functionally it is also no longer needed as level

access has been created from Pollen Square, and the King Street entrance is no longer in use. The removal of this would be beneficial.

The creation of a ground Floor connection into the adjacent Pinnacle Building.

This requires opening up through the connecting walls. These walls are plain concrete walls that are featureless and an opening that has the benefit of connecting the buildings is acceptable and would have a neutral impact.

The creation of additional office amenity space

This change would assist the attraction of tenants to the building and would provide an improved working environment with minimal change. This is also considered to have a neutral impact.

The installation of a new external door

A new door is proposed to be created to provide access to a retail unit from the piazza. It would be in a location of non-original and non-replica facade. The design has been amended in line with our advice and has a thin as possible frame, aligns with the existing fenestration and uses the same glazing and framing colours as existing windows and doors. This is considered to cause minor less than substantial harm due to the provision of an entrance within a location that would originally not have had an entrance.

The installation of a larger Air Handling Unit on the roof

This unit is still small enough and high enough with a setback so that it can only slightly be seen from street level and would be screened further minimising its impact. However, the increase in size of this and the related plant screen and the slight visibility would cause less than substantial harm.

These works are therefore consistent with paragraphs 212 and 215 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. The less than substantial harm caused due to the roof top plant and the new door are justified by the public benefits of allowing the occupation of this listed building and the jobs that should be provided.

Furthermore, the works would comply with Policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester and Policy JP-P1 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity.

**Other issues**

Application referenced 143341/JO/2025

Condition 3 (Contract), 7 (Proposed works), 8 (Repair Works), 9 (New Doors), 10 (Ceilings and Partitions) and 11 (Scaffolding) have been updated in accordance with the decisions referenced CDN/25/0013, CDN/23/0261, CDN/23/0268, CDN/23/0427 and CDN/23/0516.

Condition 4 (Materials) and have been updated in accordance with information submitted as part of these applications to discharge conditions.

Application referenced 143486/JO/2025

Conditions numbered 9b (Acoustics) and 14 (Secured by Design) have been updated to amend the trigger for the submission of information.

Conditions numbered 4 (Local Labour), 5 (Materials), 6 (Landscaping Materials), 7 (Bat and Bird Boxes), 9 (Plant Details), 11 (Fumes, Vapours and Odours), 12 (Lighting), 15 (Travel Plan), 18 (EV Charging), 19 (Signage), 20 (commercial unit opening times), 21 (Roof terrace opening times), 25 (External Areas), 26 (Landscape Management) and 30 (King Street Public Realm) have been updated in accordance with information submitted as part of this application that was submitted to discharge conditions.

**Conclusion**

The amendments are minor in nature and are acceptable as described above.

The discharge of the conditions has been assessed and agreed by Consultees and the LPA.

Condition 12 has been added to the Listed Building 143341/JO/2025 as it was an omission on the original application as the lighting was required due to consultation comments from GMP.

It is considered that the proposal is in accordance with the City of Manchester's planning policies and regeneration priorities including PfE, the Adopted Core Strategy, as well as the national planning policies contained within the National Planning Policy Framework and should be approved through the scheme of delegation.

**Other Legislative Requirements**
**Equality Act 2010**
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

**Human Rights Act 1998 considerations**
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:**

143486/JO/2025 - Approve

143431/JO/2025 - Approve

**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 shave 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) to be attached to decision referenced 143486/JO/2025**

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 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).

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. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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 ib 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).

**Condition(s) to be attached to decision referenced 143431/JO/2025**

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:

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 demolition, extension and alteration of Pall Mall shall be completed in accordance with the Letter of Intent related to the Redevelopment of Pall Mall Court, King Street, Manchester received by the City Council, as Local Planning Authority, on the 20 April 2023.

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 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 and the physical samples viewed on site.

The approved materials shall then be used as part of the development and shall remain in place for so long as the development is in use.

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) The repair works to the interior and exterior mosaic tiles shall be completed fully in accordance with the 'Listed Building Consent - Condition 5 Internal & External Mosaic Tile Repair' received by the City Council, as Local Planning Authority, on the 9 January 2025.

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) Mechanical and electrical (M & E) installations (including CCTV, lighting, plumbing and platform lift) attached to any listed fabric shall be implemented fully in accordance with the following:

ME-59-01-01 Rev P4,
ME-59-02-01 Rev P4,
ME-59-03-01 Rev P4,
ME-59-04-01 Rev P5,
ME-59-05-01 Rev P5,
ME-59-06-01 Rev P3,
ME-59-07-01 Rev P3,
ME-59-08-01 Rev P5,
ME-59-09-01 Rev P6,
ME-59-10-01 Rev P5,
ME-59-b-01 Rev P5,
ME-59-GF-01 Rev P4,
ME-59-LGF-01 Rev P5
ME-59-XX-01 Rev P1

received by the City Council, as Local Planning Authority, on the 28 November 2024

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) The internal and external works shall be carried out in accordance with the following information:

Method Statement

- Drawings:
o PM-DWC-B1-DR-S-100 Rev P04
o 6911-SRA-ZZ-00-DR-A-01100 Rev P09
o 6911-SRA-ZZ-B1-DR-A-01098 Rev P08
o 6911-SRA-ZZ-LG-DR-A-01099 Rev P09

The above was received by the City Council, as Local Planning Authority, on the 24 April 2023
- Emails from Deloitte dated 14 June
- Condition 7d: Signage Method Statement
- Pall Mall Court - Internal Signage Report
- Pall Mall Court - External Signage Report
- 6911 SRA ZZ XX DR A 20200 (P08) General Arrangement North Elevation
- 6911 SRA ZZ XX DR A 20201 (P08) General Arrangement East Elevation
- 6911 SRA ZZ XX DR A 20202 (P08) General Arrangement South Elevation
- 6911 SRA ZZ XX DR A 20203 (P07) General Arrangement West Elevation
- 6911 SRA ZZ XX DR A 20204 (P02) General Arrangement Elevation Returns 1 of 2- 6911 SRA ZZ XX DR A 20205 (PO4) General Arrangement Elevation Returns 2 of 2
- Condition 7f - Intrusive Investigation Method Statement
- Fosroc Renderoc Data Sheet
- Non-Destructive Test of Concrete Structures Using: FERROSCAN
- Floor Investigation Works Marsden St & King St Blocks Roof & 4th Floor Levels, PM-DWCXX-DR-S001
- 6911-SRA-ZZ-04-DR-A-20104 (P21) 3rd-4th floor
- 6911-SRA-ZZ-10-DR-A-20110 (p21) 5th-10th floor

Received by the City Council, as Local Planning Authority, on the 9 January 2025

- Updated report Received by the City Council, as Local Planning Authority, on the 16 June 2025

Received by the City Council, as Local Planning Authority, on the 9 January 2025
Details received by the City Council, as Local Planning Authority, on the 26 June 2023

The approved details shall 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) The repair works be completed in accordance with Listed Building Consent - Condition 8 Methodology Received by the City Council, as Local Planning Authority, on the 9 January 2025 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) The opening up and installation of new doors shall be carried out in accordance with the following:

Listed Building Consent - Condition 9 Installation of New Doors

Received by the City Council, as Local Planning Authority, on the 9 January 2025

7240-SRA-XX-11-DR-A-SK105 REV P01 Dummy Door received by the City Council, as Local Planning Authority, on the 16 June 2025

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) The installation of new ceilings and partition walls shall be carried out in accordance with the document entitled Details received by the City Council, as Local Planning Authority, on the 26 June 2023

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.

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.

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Environmental Health
Work & Skills Team
Greater Manchester Ecology Unit

Atlas Chambers, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
CHANNEL 4 TELEVISION CORPORATION, Twelfth Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 86 King Street, Manchester, M2 4WQ
SYMATRIX LTD, Second Floor, 86 King Street, Manchester, M2 4WQ
Third Floor, 82 King Street, Manchester, M2 4WQ
19 Chapel Walks, Manchester, M2 1HN
Basement 3 Storage 12, 55 King Street, Manchester, M2 4LQ
Second Floor, 55 King Street, Manchester, M2 4LQ
Unit 4, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 1, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 3, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 13, 55 King Street, Manchester, M2 4LQ
Fourth Floor West Wing, 1 Marsden Street, Manchester, M2 1HW
Fifth Floor, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor To Tenth Floor, 67 King Street, Manchester, M2 4PD
First Floor, 67 King Street, Manchester, M2 4PD
Cafe, 30 Brown Street, Manchester, M2 1DH
Second Floor, 73 King Street, Manchester, M2 4NG
Seventh Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
JAMIE'S ITALIAN LIMITED, Ground Floor, 100 King Street, Manchester, M2 4WU
Fifth Floor, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 17, 55 King Street, Manchester, M2 4LQ
THE EMERSON GROUP, Basement 3 Storage 11, 55 King Street, Manchester, M2 4LQ
Sports Direct Fitness, Unit 7 To 8, 55 King Street, Manchester, M2 4LQ
Ground Floor, 82 King Street, Manchester, M2 4PJ
Sixth Floor, 82 King Street, Manchester, M2 4WQ
AXA INSURANCE UK PLC, Fifth Floor, 82 King Street, Manchester, M2 4WQ
Eighth Floor, 82 King Street, Manchester, M2 4WQ
First Floor, 55 King Street, Manchester, M2 4LQ
Unit 6A, 55 King Street, Manchester, M2 4LQ
First Floor, 1 Marsden Street, Manchester, M2 1HW
Ninth Floor, 73 King Street, Manchester, M2 4NG
Tenth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 81 King Street, Manchester, M2 4AH
All Bar One Cafe Bar, 75 - 79 King Street, Manchester, M2 4NG
Fifth Floor, 40 Spring Gardens, Manchester, M2 1EN
LIVERPOOL VICTORIA FRIENDLY, Ninth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
86 King Street, Manchester, M2 4WQ
Sixth Floor, 55 King Street, Manchester, M2 4LQ
ZEUS CAPITAL LIMITED, Thirteenth Floor, 82 King Street, Manchester, M2 4WQ

Basement 3 Storage 9, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suites 6 To 9, 55 King Street, Manchester, M2 4LQ
Unit 3, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 8, 55 King Street, Manchester, M2 4LQ
Sixth Floor And Seventh Floor, 1 Marsden Street, Manchester, M2 1HW
Ground Floor And Mezzanine Floor, 1 Marsden Street, Manchester, M2 1HW
Tenth Floor, 1 Marsden Street, Manchester, M2 1HW
Seventh Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 67 King Street, Manchester, M2 4PD
First Floor, 30 Brown Street, Manchester, M2 1DH
Ground Floor, 30 Brown Street, Manchester, M2 1DH
50 Spring Gardens, Manchester, M2 1EN
House Of Evelyn, Unit A, 40 Spring Gardens, Manchester, M2 1EN
Sixth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Eighth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Second Floor, 82 King Street, Manchester, M2 4WQ
Eleventh Floor, 82 King Street, Manchester, M2 4WQ
84 King Street, Manchester, M2 4WQ
Basement 3 Storage 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 6, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 7, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 16, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 4, 55 King Street, Manchester, M2 4LQ
Eighth Floor, 73 King Street, Manchester, M2 4NG
67 King Street, Manchester, M2 4PD
Fifth Floor, 67 King Street, Manchester, M2 4PD
30 Brown Street, Manchester, M2 1DH
43A Brown Street, Manchester, M2 2JJ
Flight Club, Ground Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Unit 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 18, 55 King Street, Manchester, M2 4LQ
Fourth Floor, 82 King Street, Manchester, M2 4WQ
Cavendish House, 30 Pall Mall, Manchester, M2 1JY
Fourth Floor, 55 King Street, Manchester, M2 4LQ
Third Floor, 55 King Street, Manchester, M2 4LQ
Sixth Floor Suite 1, 55 King Street, Manchester, M2 4LQ
Fourth Floor East Wing, 1 Marsden Street, Manchester, M2 1HW
BROOKS MACDONALD GROUP PLC, Tenth Floor West, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor West, 1 Marsden Street, Manchester, M2 1HW
ENTERPRISES VENTURES LIMITED, Sixth Floor, 73 King Street, Manchester, M2 4NG
Cafe Beermoth, Brown Street, Manchester, M2 1DA
Sixth Floor, 40 Spring Gardens, Manchester, M2 1EN
Fifth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Sixth Floor Suite 4, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 2, 55 King Street, Manchester, M2 4LQ
Basement, 82 King Street, Manchester, M2 4WQ
Pall Mall Medical Centre, 61 King Street, Manchester, M2 4PD
Basement 3 Storage 19, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 10, 55 King Street, Manchester, M2 4LQ
Eleventh Floor, 1 Marsden Street, Manchester, M2 1HW
Fifth Floor, 73 King Street, Manchester, M2 4NG
WEIGHTMANS LLP, Seventh Floor, 67 King Street, Manchester, M2 4PD

Ground Floor, 67 King Street, Manchester, M2 4PD
24 Brown Street, Manchester, M2 1DH
Unit B, 40 Spring Gardens, Manchester, M2 1EN
First To Fourth Floor, Ship Canal House, 96 - 98 King Street, Manchester, M2 4WU
Hotel Gotham, 100 King Street, Manchester, M2 4WU
Seventh Floor, 82 King Street, Manchester, M2 4WQ
Tenth Floor, 82 King Street, Manchester, M2 4WQ
SUCCESS APPOINTMENTS LIMITED, Sixth Floor Suite 5, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 3, 55 King Street, Manchester, M2 4LQ
Unit 2, 55 King Street, Manchester, M2 4LQ
Ground Floor And First Floor, 82 King Street, Manchester, M2 4WQ
Sams Chop House, Chapel Walks, Manchester, M2 1HN
Unit 6, 55 King Street, Manchester, M2 4LQ
Unit 1, 55 King Street, Manchester, M2 4LQ
Ninth Floor, 1 Marsden Street, Manchester, M2 1HW
Ground Floor, 1 Marsden Street, Manchester, M2 1HW
Second Floor And Third Floor, 1 Marsden Street, Manchester, M2 1HW
Eighth Floor, 1 Marsden Street, Manchester, M2 1HW
73 King Street, Manchester, M2 4NG
Fourth Floor, 73 King Street, Manchester, M2 4NG
Third Floor, 73 King Street, Manchester, M2 4NG
Fourth Floor, 67 King Street, Manchester, M2 4PD
Fourth Floor, 81 King Street, Manchester, M2 4AH
Second Floor, 81 King Street, Manchester, M2 4AH
Seventh Floor, 40 Spring Gardens, Manchester, M2 1EN
Basement And Ground Floor, 84 King Street, Manchester, M2 4WQ
Ninth Floor, 82 King Street, Manchester, M2 4WQ
Basement 3 Storage 15, 55 King Street, Manchester, M2 4LQ
Basement 3 Storage 14, 55 King Street, Manchester, M2 4LQ
Fourth Floor, 1 Marsden Street, Manchester, M2 1HW
Second Floor, 67 King Street, Manchester, M2 4PD
Sixth Floor, 67 King Street, Manchester, M2 4PD
Basement, 67 King Street, Manchester, M2 4PD
Second Floor, 30 Brown Street, Manchester, M2 1DH
Ground Floor, 81 King Street, Manchester, M2 4AH
First To Fourth Floor, 40 Spring Gardens, Manchester, M2 1EN
Eighth Floor, 40 Spring Gardens, Manchester, M2 1EN

**Appendix 2 – Planning constraints**

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street Conservation Area 1970
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL