

Sam Elliott

From: Sam Elliott
Sent: 10 March 2026 12:21
To: Dave Roscoe
Subject: FW: 144522/FO/2025: One Piccadilly - From Kevin Hicks

Email from Shelagh/Keven on One Piccadilly

Thanks,

Sam

From: Shelagh McNerney <[REDACTED]>
Sent: 06 March 2026 08:05
To: Sam Elliott <[REDACTED]>
Subject: Fw: 144522/FO/2025: One Piccadilly - From Kevin Hicks

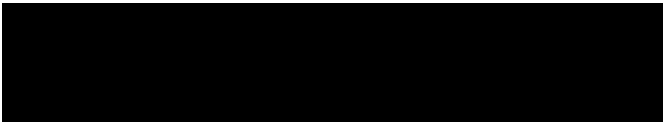
Sam

Please note below also - let me know if you need anything else.

Thanks

Shelagh McNerney

Piccadilly Gardens Programme Director
Head of Regeneration-Eastern Gateway
Growth and Development Directorate
Manchester City Council
Town Hall Extension
PO Box 532
Manchester
M60 2LA (for sat nav use M2 5DB)



From: Kevin Hicks <[REDACTED]>
Sent: Friday, March 06, 2026 07:48
To: Kevin Gillham <[REDACTED]>; Muniza Usmani
<[REDACTED]>
Cc: Clare Kenyon <[REDACTED]>; Shelagh McNerney
<[REDACTED]>
Subject: Re: 144522/FO/2025: One Piccadilly

Cheers Kevin

From what I can glean from the thread, I've got no problem making a survey conditional of permission, but I don't think it needs to be dependent on it.

It's helpful to have the information we're (seemingly) requesting on ped flows to inform any future potential mitigations. But we're not going to give our support (or otherwise) to the application based a number generated through the requested survey i.e. don't see there's a red light/green light moment for us if the results tell us its 50, 500 or 5000 people per hour who are using it?

So I'd suggest we condition the request for the survey and take it back into the Project Team meetings to ensure it's undertaken to our satisfaction, post granting permission.

Cheers

Kevin

From: Kevin Gillham <[REDACTED]>
Sent: Friday, March 6, 2026 7:16:03 am
To: Muniza Usmani <[REDACTED]>
Cc: Clare Kenyon <[REDACTED]>; Kevin Hicks <[REDACTED]>
Subject: Fw: 144522/FO/2025: One Piccadilly

Just putting this on your radar Muniza.

Clare / Kevin - fyi

Kevin Gillham
Head of Network Management

[REDACTED]

[REDACTED]

Highways Service - Neighbourhoods Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Council Web address : <http://www.manchester.gov.uk>

From: Shelagh McNerney <[REDACTED]>
Sent: 05 March 2026 6:27 PM
To: Sam Elliott <[REDACTED]>
Cc: Louise McManus <[REDACTED]>; Clare Kenyon <[REDACTED]>; Kevin Gillham <[REDACTED]>
Subject: Re: 144522/FO/2025: One Piccadilly

Hi Sam,

I was going to give you a call but haven't had a minute today.

We are aware that the closure is their desire. We will indeed factor that into the imminent new designs for Piccadilly Gardens. A new team is about to be appointed, and we are aiming for a comprehensive planning application for the new Gardens and all elements of it by Sept/Oct. There is also a renewed focus on multi agency crime prevention and enforcement. All of these factors support the idea that the route will be closed and that this is satisfactory. We will be planning new movement routes that acknowledge this change at One Piccadilly.

Let me know if you need anything else?

Shelagh McNerney

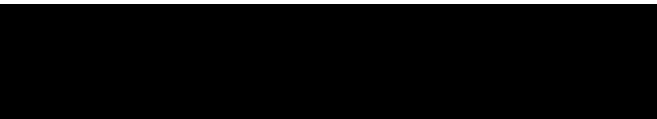
Piccadilly Gardens Programme Director
Head of Regeneration-Eastern Gateway
Growth and Development Directorate
Manchester City Council

Town Hall Extension

PO Box 532

Manchester

M60 2LA (for sat nav use M2 5DB)



From: Sam Elliott <[redacted]>
Sent: Thursday, March 5, 2026 15:10
To: Shelagh McNerney <[redacted]>
Subject: 144522/FO/2025: One Piccadilly

Hi Shelagh,

We've had follow-up comments from highways about the closure of the walkway in the One Piccadilly building (essentially asking for a survey to gage the impact). I've met with the agents/developers on site and they mentioned that the principle of the closed walkway has been factored into the wider vision of regeneration at the Gardens. We've also had comment from GMP which support the closure of the route in terms of reducing anti-social behaviour/criminality

(presumably the view is the Gardens will be easier to manage from a neighbourhood policing perspective?)

Would you be able to confirm if the above is also your understanding?

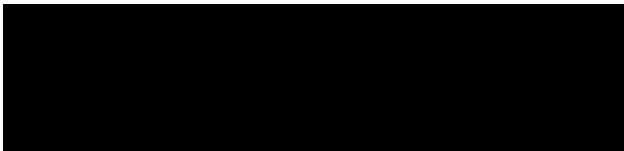
Thank you for your time,

Sam Elliott

Planner

Planning, Building Control and Licensing

Growth and Neighbourhoods



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Sam Elliott

From: [REDACTED]
Sent: 15 January 2026 09:56
To: Planning
Cc: Sam Elliott
Subject: RE: Planning application 144522/FO/2025 consultation - 1 Piccadilly Gardens

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Good Morning,

Thank you for consulting TfGM in respect of the above application.

TfGM Highways have reviewed the documentation and have no comments. Metrolink colleagues have responded separately to this application.

Kind regards

Landuse Team
Highways Department
Transport for Greater Manchester

2 Piccadilly Place, Manchester M1 3BG

[REDACTED]
www.tfgm.com

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Sam Elliott

From: Safeguarding MAN <[REDACTED]>
Sent: 06 January 2026 13:31
To: Sam Elliott
Subject: CONSULTATION RESPONSE: 2026-002

Follow Up Flag: Follow up
Flag Status: Completed

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Application number: 144522/FO/2025

Our Ref.: 2026-002

Proposal: Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof.

Location: 1 Piccadilly Gardens, Manchester, M1 1RG

Dear Sam,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport, we have no objection to this development.

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Manchester Airport, or not attach conditions which Manchester Airport has advised, it shall notify Manchester Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.

Sincerely,

MAG Group Aerodrome Safeguarding Authority

Stansted Airport | East Midlands Airport | Manchester Airport

MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX

[Aerodrome Safeguarding | Manchester Airport](#)

www.magairports.com



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Sam Elliott

From: Simon P. McNulty <[REDACTED]>
Sent: 18 February 2026 20:48
To: Jack Naven
Cc: Sam Elliott; Catherine Lawless
Subject: RE: Planning application 144522/FO/2025 consultation - 1 Piccadilly Gardens

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Hi Jack

Thanks for getting back to me.

All understood, and as said, that set-up mirrors other general office building designs. If intelligence/information suggested that the building was being targeted then the ability to restrict access would always be recommended.

No other issues from us.

Regards

Simon

From: Jack Naven <[REDACTED]>
Sent: 18 February 2026 14:23
To: Simon P. McNulty <[REDACTED]>
Cc: Sam Elliott <[REDACTED]>
Subject: Fw: Planning application 144522/FO/2025 consultation - 1 Piccadilly Gardens

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Hi Simon,

I'm picking this up for Sam whilst he is on leave.

The applicant has stated the following in response to the point raised:

The doors will have an access control measure that will enable them to be locked in the event of protest as is standard across all office buildings. The risk to members of public being able to enter an office building unhindered exists across office buildings across the city, but they are fitted with security measures to enable locking in the event of occurrences like protests or anti-social behaviour.

Kind Regards
Jack Naven
Career Graded Planning Officer

Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
Manchester City Council

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

Upcoming Leave:
23rd February
16th to 20th March

From: Planning <[REDACTED]>
Sent: 23 January 2026 4:09 PM
To: Sam Elliott <[REDACTED]>
Subject: Fw: Planning application 144522/FO/2025 consultation - 1 Piccadilly Gardens

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

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From: Simon P. McNulty <[REDACTED]>
Sent: 23 January 2026 15:35
To: Planning <[REDACTED]>
Cc: Catherine Lawless <[REDACTED]>
Subject: FW: Planning application 144522/FO/2025 consultation - 1 Piccadilly Gardens

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Good afternoon

With reference to the below/attached we have no objection or major concerns about what is being proposed.

We do have a question about the new doors that are being fitted at either end of the existing walkway. Within the Design & Access statement it makes mention of protesters causing damage targeting the Bank of New York. Do the new doors have some form of access control measures fitted to them that would be in use during normal operating hours? If not, and members of the public can enter unhindered, then the potential issue of it being targeted again still exists.

If this has not been considered in the design, could our concerns be passed back to the project.

Regards

Simon

Simon McNulty LCGI
Counter Terrorism Security Advisor (CTSA)
Counter Terrorism Policing North West (CTPNW)

Force HQ | Central Park | Northampton Road | Manchester | M40 5BP

-----Original Message-----

From: [REDACTED] >
Sent: 05 January 2026 10:28
To: CTPNW CTSA <[REDACTED]>; Liz Forster <[REDACTED]>
Subject: Planning application 144522/FO/2025 consultation - 1 Piccadilly Gardens

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Please see attached consultation letter for application 144522/FO/2025.

Regards,
Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

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[cd47fb94f7276c626b7b09%7C0%7C0%7C639047793824552275%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoIjIwFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=%2BmEbwG5Gv2xtPdS9Genxs5zuX4JXn4RX%2Fvb%2BdkOICy8%3D&reserved=0](https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.facebook.com%2FManchesterPolice&data=05%7C02%7Cplanning%40manchester.gov.uk%7Cf99314d2680443a67a5508de5a951bda%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C639047793824552275%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoIjIwFpbGlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=%2BmEbwG5Gv2xtPdS9Genxs5zuX4JXn4RX%2Fvb%2BdkOICy8%3D&reserved=0) for further information.

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<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.gmp.police.uk%2Fa%2Fyour-area&data=05%7C02%7Cplanning%40manchester.gov.uk%7Cf99314d2680443a67a5508de5a951bda%7Cb0ce7d5e81cd47fb94f7276c626b7b09%7C0%7C0%7C639047793824940888%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoIjIWFpbCIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=uh43DplCntDiaGPtNyEIC27LkejZXpTWVq2mxBj%2FCng%3D&reserved=0> where you will be able to follow local social media accounts.

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Sam Elliott

From: Sue Jones
Sent: 10 March 2026 15:44
To: Sam Elliott
Subject: RE: 144522/FO/2025, 1 Piccadilly Gardens roof pavilion

Hi Sam,

I was commenting what they had submitted, it was as if the agent had written in the document to his client about accepting the condition if that makes sense.

Kind regards

Sue

Sue Jones
Environmental Protection
Environmental Health
The Neighbourhoods Directorate
Growth & Neighbourhoods
Manchester City Council
Hammerstone Road Depot
Gorton
Manchester
M18 8EQ

website: www.manchester.gov.uk

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From: Sam Elliott <[REDACTED]>
Sent: 05 March 2026 10:17
To: Sue Jones <sue.jones@manchester.gov.uk>
Subject: RE: 144522/FO/2025, 1 Piccadilly Gardens roof pavilion

Hi Sue,

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Thanks,

Sam

From: Sue Jones <[REDACTED]>

Sent: 04 March 2026 16:50

To: Jack Naven <[REDACTED]>; Sam Elliott <[REDACTED]>

Subject: RE: 144522/FO/2025, 1 Piccadilly Gardens roof pavilion

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website: www.manchester.gov.uk

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From: Jack Naven <[REDACTED]>

Sent: 18 February 2026 14:28

To: Sue Jones <[REDACTED]>

Cc: EnvH Licensing <[REDACTED]>; Sam Elliott <[REDACTED]>

Subject: Re: 144522/FO/2025, 1 Piccadilly Gardens roof pavilion

Hi Sue,

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Kind Regards

Jack Naven

Career Graded Planning Officer

Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
Manchester City Council

www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

Upcoming Leave:
23rd February
16th to 20th March

From: Sue Jones <[REDACTED]>
Sent: 22 January 2026 4:36 PM
To: Sam Elliott <[REDACTED]>
Subject: 144522/FO/2025, 1 Piccadilly Gardens roof pavilion

Hi Sam

I have reviewed the above and have the following comment to make:

1.NSE2 (External areas/outside seating of the roof pavilion)

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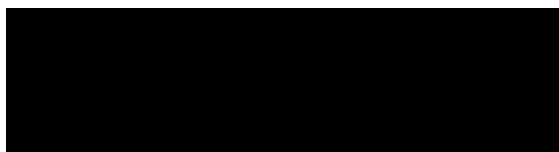
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Sam Elliott

From: Sue Jones
Sent: 14 May 2026 15:36
To: Sam Elliott
Subject: RE: 144522/FO/2025, 1 Piccadilly Gardens roof pavilion

Hi Sam,

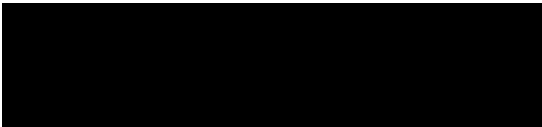
With the high levels of background noise due to people and traffic, they could still operate on Saturdays and Sunday without causing a noise disamenity. I have looked through at some of the noise measurements from nearby applications and the weekend daytime background noise measurements are not really that different from the weekday (I was expecting Sunday mornings to be quieter until about 9am, but they weren't).

7am to 11pm, Mon to Sun is acceptable.

Kind regards

Sue

Sue Jones
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Environmental Health
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Growth & Neighbourhoods
Manchester City Council
Hammerstone Road Depot
Gorton
Manchester
M18 8EQ


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From: Sam Elliott < >
Sent: 13 May 2026 14:49
To: Sue Jones < >
Subject: RE: 144522/FO/2025, 1 Piccadilly Gardens roof pavilion

Hi Sue,

With this about to go to committee, there's a slight clarification we need on the terrace management strategy. We'd assumed this would only be in use MON-FRI. However in trying to get the applicant to confirm this they are pushing back on the idea of it being closed at weekends.

Would the 07:00 – 23:00. Hours be acceptable throughout the week given the provisions around no music, or do we need specific Sat/Sun hours?

Thanks,

Sam

From: Sue Jones <[REDACTED]>
Sent: 10 March 2026 15:44
To: Sam Elliott <[REDACTED]>
Subject: RE: 144522/FO/2025, 1 Piccadilly Gardens roof pavilion

Hi Sam,

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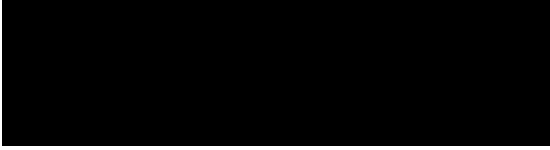
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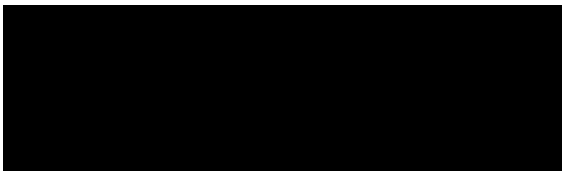
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This footnote also confirms that this email message has been swept for the presence of computer viruses.

Application details:	144522/FO/2025 Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof. 1 Piccadilly Gardens Manchester M1 1RG
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LLFA Comments 10/02/2026

The following Information has been considered:

Planning Portal uploads:	14/11/25 – 19/12/2025
Further submission emails:	-
Pre-Application Advice:	-

Any LLFA Comments to LPA

Please can the applicant confirm whether the proposed works will increase the impermeable area, either temporarily or permanently.
Can they also confirm if any works to the surface water drainage are proposed?

Sam Elliott

From: Hannah Hogan
Sent: 06 March 2026 10:46
To: Sam Elliott
Cc: Flood Risk Management
Subject: FW: [EXTERNAL] RE: 144522/FO/2025

Morning,

As Savills have confirmed that:

"In terms of the surface water query, the proposal does not increase any impermeable areas. The site is located within Flood Zone 1 and does not propose works that increase the risk of flooding either on or off site. No works are proposed or required to the existing surface water drainage at the site"

- the Lead Local Flood Authority therefore have no objection and no further comment to make.

Thanks,

Flood Risk Management

Highways Service

Neighbourhoods Directorate,
Manchester City Council, Town Hall, Albert Square, Manchester M2 5DB

From: Matthew Sobic <[REDACTED]>
Sent: 04 March 2026 07:05
To: Sam Elliott <[REDACTED]>
Cc: Justin Fairhurst <[REDACTED]>; Webb, Nick <[REDACTED]>;
Katie Parfett-Bass <[REDACTED]>
Subject: RE: 144522/FO/2025

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Morning Sam,

You'll have picked up from my out of office that I've been away since Thursday evening.

In terms of the surface water query, the proposal does not increase any impermeable areas. The site is located within Flood Zone 1 and does not propose works that increase the risk of flooding either on or off site. No works are proposed or required to the existing surface water drainage at the site.

I'll revert back on plans etc asap.

Thank you

Matt

Matthew Sobic
Director
Planning



Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

From: Sam Elliott <[REDACTED]>

Sent: 03 March 2026 15:38

To: Matthew Sobic <[REDACTED]>

Cc: Justin Fairhurst <[REDACTED]>; Webb, Nick <[REDACTED]>

Subject: RE: 144522/FO/2025

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi all,

Can we get a response to the Flood Risk comment to close that issue ahead of the deadline for plans this Friday?

Thanks,

Sam

From: Sam Elliott

Sent: 02 March 2026 14:55

To: 'Matthew Sobic' <[REDACTED]>

Cc: 'Justin Fairhurst' <[REDACTED]>; 'Webb, Nick' <[REDACTED]>;

'Simon.Crouch@lgim.com' <[REDACTED]>

Subject: RE: 144522/FO/2025

Hi all,

Conscious of the committee deadline we're now working towards – is there any update on the below?

Thanks,

Sam

From: Sam Elliott

Sent: 26 February 2026 09:30

To: 'Matthew Sobic' <[REDACTED]>

Cc: Justin Fairhurst <[REDACTED]>; Webb, Nick <[REDACTED]>; [REDACTED]

Subject: RE: 144522/FO/2025

Hi Matt,

Just to recap yesterday's conversation, can we:

- Look at the terracotta finned design for the entrance portal and look at exhibiting the find on both sides/the upper portion. These can mimic the rounded/curved design on all sides, and feature a finned glass in the upper portion of the glazing. We'd need you to interrogate the deliverability of this and provide a bay study so we can understand how this works.
- Update the planning statement to provide a strong rationale for the projection forward (this should look at the structural issues and weight, the trade off between delivering a high product in terracotta at this projection vs it not being viable if recessed, etc). Can we get this by next Friday?
- Can we get that comment on surface water flooding to satisfy the flood risk consultees. Ideally can we get this by tomorrow?
- Can we get amendments to all the drawings showing the new portal. Would this also be possible by next Friday?

Thanks,

Sam

From: Matthew Sobic <[REDACTED]>

Sent: 25 February 2026 08:39

To: Sam Elliott <[REDACTED]>

Cc: Justin Fairhurst <[REDACTED]>; Webb, Nick <[REDACTED]>

Subject: Re: 144522/FO/2025

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Hi Sam,

If you could forward an invite to me and Justin for 9.30 that would be great.

Thanks

Matt

[REDACTED]

On 24 Feb 2026, at 16:19, Sam Elliott <[REDACTED]> wrote:

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Hi Matthew,

The only availability we'll have to discuss the application before Jen goes on leave is 9:30am tomorrow – would you be free to call at this time?

Thanks,

Sam

From: Matthew Sobic <[REDACTED]>
Sent: 19 February 2026 18:17
To: Jennifer Atkinson <[REDACTED]>; Jack Naven
[REDACTED]>
Cc: [REDACTED]; Sam Elliott <[REDACTED]>
Subject: RE: 144522/FO/2025

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Hi Jennifer,

I will come back to you on the materiality of the lift overrun as soon as possible.

Apologies for the misunderstanding at our end, but we'd understood that the rationale for the entrance projecting forward was agreed from our meeting.

The requirement for that projecting entrance is wrapped in four key points, which are:

1. A requirement for entrance visibility onto the gardens in order to provide a prominent and attractive feature. A recessed feature wouldn't achieve this and would put into question the viability of taking the project forwards.
2. A requirement for the additional amenity that is delivered through the projecting entrance with the projection providing the storm porch and security area. If the entrance was recessed, then this would bring the storm porch and security area into the building reducing the amenity area and devaluing the objectives for the project and the ability to attract high quality occupiers.
3. Reducing anti-social behaviour. One of the key requirements for closing the walkway is as a consequence of anti-social behaviour that has occurred. By recessing the entrance, dead frontage space at either end of the building is created that maintains opportunities for anti-social behaviour to occur acting as a deterrent to prospective occupiers and providing a management and safety issue. The projected entrance significantly reduces that prospect for ongoing anti-social behaviour.
4. There is an upper basement directly beneath the recessed entrance that means the creation of the steelwork structure above it would result in the project not being a viable one to take forwards, whereas the projecting entrance places the steelwork on top of the building structural foundations meaning that a viable safe and secure structure can be delivered.

We'd been through pre-application dialogue where the projection of the entrance was agreed to be an acceptable route forwards for the design of the building and have also introduced the curvature into

the design to reflect the curvature in building line that exists at ground floor level, and to mirror the language of the curvature above, which remains a prominent and distinctive feature of the building.

Are you available tomorrow for a quick review as we are keen to conclude this matter to ensure we can update the drawing information to provide back to you as soon as possible?

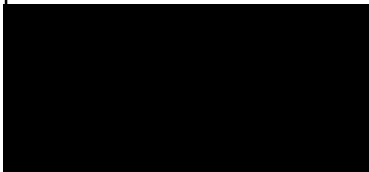
Many thanks

Matt

Matthew Sobic
Director
Planning



Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: [savills.com](https://www.savills.com)

From: Jennifer Atkinson <[REDACTED]>
Sent: 19 February 2026 10:53
To: Matthew Sobic <[REDACTED]>; Jack Naven <[REDACTED]>
Cc: [REDACTED]; Sam Elliott <[REDACTED]>
Subject: Re: 144522/FO/2025

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

Matthew

Thanks for this.

Taking the lift overrun first, we consider the brick option offers the most suitable approach to this element. As mentioned on the call, adopting a complementary approach to the existing main facade materials is the most appropriate response here and the decorative element provides a distinctive addition to this part of the facade.

In terms of the main entrance, the Council understands the rationale for wanting to re-purpose the route and present a more inviting entrance to the building. We had anticipated more rationale for this from our call and would welcome this further narrative being provided.

The starting point for any alteration here should be that the alteration feels part of the original building design, responding positively to both the architectural language of the building and its materiality.

Our preference would be that the entrance is set into the reveal, and allowing the curved expression of the building to remain. A combination of terracotta or brick with glass would be the most appropriate solution to this.

To do anything else i.e. project forward, would require a robust rationale.

I would be grateful if you could reflect on those comments and provide a response for us to review. Best wishes Jennifer

Jennifer Atkinson

Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Matthew Sobic <[REDACTED]>
Sent: 18 February 2026 12:31
To: Jennifer Atkinson <[REDACTED]>; Jack Naven
<[REDACTED]>
Cc: [REDACTED]; Sam Elliott
<[REDACTED]>
Subject: FW: 144522/FO/2025

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Afternoon Jennifer / Jack,

Please see attached the options document. It was good to run through the materials for the lift overrun and the requirement for the entrance to extend outwards towards the columns and hopefully the Council is able to confirm support for one of the lift overruns presented and one of the extended entrance options, particularly now we have introduced the curve. We still feel on review that the green tiling under the archway is the right colour mix for the entrance and that this ties in best with the aesthetics of the Gardens as well. We're conscious that we need immediate feedback from you to enable completions of the pack on 24th February and if you are able to provide that tomorrow that would be helpful. I can available to discuss on a call.

In terms of the other outstanding points referred to in Sam's email below, I comment:

1. Please see attached External Terrace Management Strategy
1. There is no increase in impermeable area.
1. The sliding doors would be certified to recognised security standards and the glazing laminated and certified under BS 356 P4A (or equivalent).
1. The doors will have an access control measure that will enable them to be locked in the event of protest as is standard across all office buildings. The risk to members of public being able to enter an office building unhindered exists across office buildings across the city, but they are fitted with security measures to enable locking in the event of occurrences like protests or anti-social behaviour.

Any other questions, please do let me know.

Many thanks

Matt

Matthew Sobic
Director
Planning

<image001.png>

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

From: Sam Elliott <[REDACTED]>

Sent: 10 February 2026 14:08

To: Matthew Sobic <[REDACTED]>

Subject: RE: 144522/FO/2025

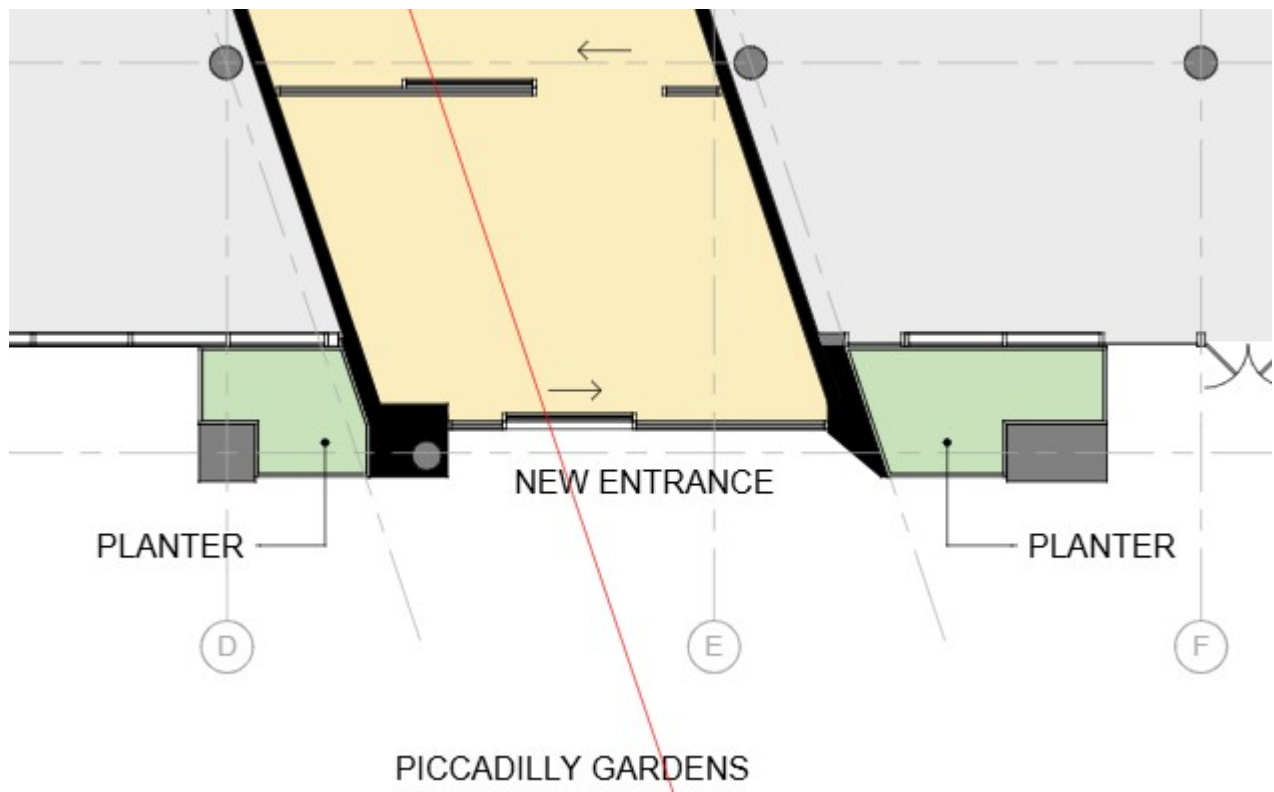
<image002.png>

Hi Matt,

Further update below following a Flood Risk response. Also please see the management strategy submitted for 143652/FO/2025 as a reference point to address ENVH comments.

Accuracy

At both GF entrances we note that the existing curved glass would interact with the new entrances. As below, it is shown to no longer be curved:



Can you clarify if the curved glazing is to be replaced with a more angular glazing? If so can you submit drawings detailing how the new entrance is to interact with the glazing behind? **Please clarify/confirm submission of drawings.**

We also note that the proposed entrances are to incorporate the cylindrical structural columns, and this feature would be retained above. **Can the above drawings also clarify how the entrance will interact with these columns.**

Can you confirm if the planters are to be fixed or incorporated into the design or freestanding and removable?

Can you clarify the thickness of the entrance frames and provide a product specification with RAL colour. If this is not known please confirm that you would accept a condition for submission of these details prior to door installation. **Please clarify/confirm.**

As we understand, the lift to the roof terrace is required for building regs as a second means of escape. It would also utilise the existing lift shaft. Can you confirm if there is any scope for the currently proposed lift shaft, notwithstanding any comments about design below, to be set back from the edge of the Piccadilly elevation to avoid it being flush – or is this a technical requirement of using the existing lift shaft? **Can this be clarified?**

Are PV panels proposed as part of this application? We can see that they are designated on the roof however it is unclear if/how many are applied for. **Can this be clarified?**

Design

We are still reviewing internally at this stage, though we would flag some initial concerns. Following our internal review we can discuss these points further.

GF Entrances

1. The glazing is not level with the glazing of the double height glazing of the existing building. We would request that this following the existing fenestration building lines.
2. The apex of the entrance height also appears above cill level of the 3F windows. We would request that this is also lowered.
3. The planters would be partially sited behind the brick columns. We are not convinced this would be a pleasant piece of landscaping and would like to review options.

Roof Level

1. We are concerned about the reflective metal folded fire escape that would be flush with the Piccadilly elevation. We will discuss options following our internal review.

To discuss.

Roof Landscaping

The regeneration of Piccadilly Gardens will introduce greenery across the Gardens, we would be keen for the landscaping to give further glimpses of greenery at roof level that would be seen in the context of the Gardens regeneration. We'd like to discuss further what is proposed (and visible at Piccadilly Gardens) and whether there is scope for taller species/more landscaping at this aspect. To discuss.

Heritage/Historic England

Provided we get a quality outcome on the above, we do not anticipate there being any heritage specific concerns.

Highways

As previously noted, Highways request that you outline details on additional utility connections and outline traffic management measures with them in order to understand the impact on vehicular traffic, pedestrians and cyclists. They request early discussion with MCC Highways Events and Coordination Team so that the construction requirements for this development can be considered and coordinated alongside other schemes in the area. We acknowledge your response however this should be made to the LHA at [REDACTED]

No further action required.

ENVH – External Area Noise

ENVH have reviewed the scheme. They would request that a schedule of days and hours of operation of the roof terrace, as well as a management strategy, are submitted for review, with a standard compliance condition to ensure no use of amplified sound or any music in these external areas at any time.

We can resolve this within the scope of the application, or otherwise leave this to condition. The management strategy should confirm how users of the terrace are made aware that there is no music and how the area will be managed to ensure capacity and hours are maintained and how noise from terrace users is managed (signage, tenant communication, noise monitoring, access control etc).

Please confirm if you would submit these details within the scope of the live application or resolve via condition.

Flood Risk

Flood Risk have asked that you confirm whether the proposed works will increase the impermeable area, either temporarily or permanently. Can you also confirm if any works to the surface water drainage are proposed?

Can you comment on the above?

Security/Counter Terrorism

GMP have asked the sliding doors are certified to a recognised security standard (i.e. PPAS 24, LPS 1175 or RC3) and glazing laminated and certified under BS 356 P4A (or equivalent). Can you confirm the above? Upon confirmation we would ensure this via a compliance condition.

Counter Terrorism have commented that they have no objection or major concerns about what is being proposed.

They do have a question about the new doors that are being fitted at either end of the existing walkway. Within the Design & Access statement it makes mention of protesters causing damage targeting the Bank of New York. Do the new doors have some form of access control measures fitted to them that would be in use during normal operating hours? If not, and members of the public can enter unhindered, then the potential issue of it being targeted again still exists.

Can you comment on the above?

TfGM/Metrolink

Metrolink would advise the details of working safely near Metrolink can be found on the Metrolink Website at:- Working safely near Metrolink | Bee Network | Powered by TfGM .

If it is the intention to use a crane they ask that the Applicant contacts Metrolink using the initial enquiry form in the abovementioned link to discuss the installation and obtain authorisation if it is deemed necessary.

TfGM has no comment.

No further action required.

Airport/Helipad

Aerodrome Safeguarding have no objection. They request the application is made aware of the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

No response from Helipad Management yet. Consultation period expires 26/01 – **Officer to chase if no response by this date.** We can discuss further following their comment.

While we are yet to provide formal comments, we would at this stage set out the deadlines we are working towards. We will require details to be finalised by 06/02/2026. Assuming an acceptable outcome is agreed by this stage, we would have to leave any outstanding issues to condition after this point.

We would ideally have amendments by 30/01/2026, though we are aware there are consultee delays following Christmas and we are yet to discuss some of the finer design points. The above will be factored in when we set expectations for submission of amendments.

Thank you for your time,

Sam

From: Matthew Sobic <[REDACTED]>
Sent: 06 February 2026 12:09
To: Sam Elliott <[REDACTED]>
Cc: [REDACTED]
Subject: RE: 144522/FO/2025

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Hi Sam – that's fine if you want to send through the link we'll get it to work.

Kind regards

Matt

Matthew Sobic
Head of National Retail Planning
Planning

<image001.png>

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW





Website: savills.com



From: Sam Elliott <[redacted]>
Sent: 06 February 2026 12:04
To: Matthew Sobic <[redacted]>
Subject: RE: 144522/FO/2025

<image002.png>

Apologies Jen has a meeting – can we do 1pm?

Thanks,

Sam

From: Matthew Sobic <[redacted]>
Sent: 06 February 2026 09:21
To: Sam Elliott <[redacted]>
Subject: RE: 144522/FO/2025

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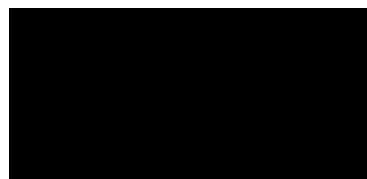
Hi Sam – we'll make it work. If you can send an invite.

Thanks

Matthew Sobic
Head of National Retail Planning
Planning

<image001.png>

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

<image004.png><image005.png><image006.png><image007.png><image008.png><image009.png><

From: Sam Elliott <[REDACTED]>
Sent: 06 February 2026 09:17
To: Matthew Sobic <[REDACTED]>
Subject: RE: 144522/FO/2025

<image002.png>

Hi Matt,

Does Thursday 12th at 11am work?

Thanks,

Sam

From: Matthew Sobic <[REDACTED]>
Sent: 05 February 2026 16:25
To: Sam Elliott <[REDACTED]>
Cc: [REDACTED]
Subject: RE: 144522/FO/2025

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Hi Sam,

I suspect that may be too early for the architect to have incorporated all of the aspects that the Council would like us to review.

How are you both fixed for Thursday or Friday next week?

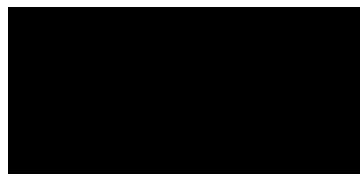
Thanks

Matt

Matthew Sobic
Head of National Retail Planning
Planning

<image001.png>

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

<image004.png><image005.png><image006.png><image007.png><image008.png><image009.png>

From: Sam Elliott <[REDACTED]>
Sent: 05 February 2026 13:42
To: Matthew Sobic <[REDACTED]>
Subject: RE: 144522/FO/2025

<image002.png>

Hi Matt,

Jen would be available at 1pm on Tuesday – does this work for the team in terms of presenting options.

Thanks,

Sam

From: Matthew Sobic <[REDACTED]>
Sent: 30 January 2026 15:36
To: Sam Elliott <[REDACTED]>
Cc: [REDACTED]
Subject: RE: 144522/FO/2025

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Hi Sam,

Do you want to try me this afternoon?

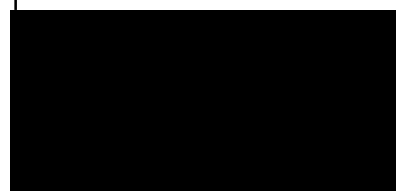
Thanks

Matt

Matthew Sobic
Director
Planning

<image001.png>

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

<image004.png><image005.png><image006.png><image007.png><image008.png><image009.png><

From: Sam Elliott <[REDACTED]>
Sent: 30 January 2026 10:57
To: Matthew Sobic <[REDACTED]>
Subject: RE: 144522/FO/2025

<image002.png>

Hi Matthew,

Apologies – I was on leave yesterday and couldn't respond. Happy to call today, does 1pm work?

Thanks,

Sam

From: Matthew Sobic <[REDACTED]>
Sent: 28 January 2026 18:15
To: Sam Elliott <[REDACTED]>
Cc: [REDACTED]
Subject: RE: 144522/FO/2025

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Hi Sam,

Further to your voicemail, I can't do a meeting tomorrow, but can do one at midday on Friday.

Are you available then?

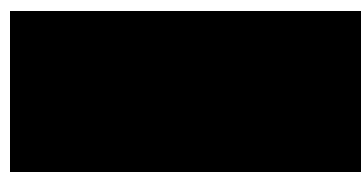
Thanks

Matt

Matthew Sobic
Director
Planning

<image001.png>

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

<image004.png><image005.png><image006.png><image007.png><image008.png><image009.png><

From: Sam Elliott <[REDACTED]>
Sent: 27 January 2026 15:54
To: Matthew Sobic <[REDACTED]>
Subject: RE: 144522/FO/2025

<image002.png>

Hi Matthew,

Just to follow up from the meeting today – was the intention is to get clarification drawings to us by the end of this week? Following that when did we say amended drawings (now to encompass alterations to the grilles/alterations to the fire lift/planters to Portland Street etc.) could be expected.

I've had an initial conversation about the EOT and the feeling is that we would like to have a sense of the direction of travel earlier on if we are agree to go down that route. Would it be possible to get those amendments by the 3rd/4th Feb?

Can confirm the determination date for this is the 13th.

Thanks

Sam

From: Matthew Sobic <[REDACTED]>
Sent: 26 January 2026 13:53
To: Sam Elliott <[REDACTED]>
Subject: RE: 144522/FO/2025

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Hi Sam,

I'm available now for five mins, if you are?

Thanks

Matt

Matthew Sobic
Director
Planning

[<image001.png>](#)

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

[<image004.png><image005.png><image006.png><image007.png><image008.png><image009.png><](#)

From: Sam Elliott <[REDACTED]>

Sent: 26 January 2026 13:51

To: Matthew Sobic <[REDACTED]>

Subject: RE: 144522/FO/2025

<image002.png>

Hi Matthew,

Apologies I was on lunch – are you available later on?

Thanks,

Sam

From: Matthew Sobic <[REDACTED]>

Sent: 26 January 2026 13:16

To: Sam Elliott <[REDACTED]>

Subject: RE: 144522/FO/2025

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Hi Sam,

I am available to call now if you are able to call me?

Thanks

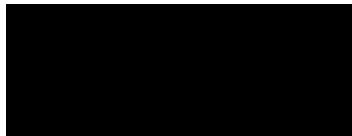
Matt

Matthew Sobic
Director
Planning

[<image001.png>](#)

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW





Website: savills.com

<image004.png><image005.png><image006.png><image007.png><image008.png><image009.png><

From: Sam Elliott <[REDACTED]>
Sent: 26 January 2026 12:37
To: Matthew Sobic <[REDACTED]>
Subject: FW: 144522/FO/2025

<image002.png>

Hi Matthew,

Further update below following a Counter Terrorism response. Are you available today to discuss the design of the scheme?

Are we also confirmed for 1:30 for the site visit?

Accuracy

At both GF entrances we note that the existing curved glass would interact with the new entrances. As below, it is shown to no longer be curved:

<image003.png>

Can you clarify if the curved glazing is to be replaced with a more angular glazing? If so can you submit drawings detailing how the new entrance is to interact with the glazing behind? **Please clarify/confirm submission of drawings.**

We also note that the proposed entrances are to incorporate the cylindrical structural columns, and this feature would be retained above. **Can the above drawings also clarify how the entrance will interact with these columns.**

Can you confirm if the planters are to be fixed or incorporated into the design or freestanding and removable?

Can you clarify the thickness of the entrance frames and provide a product specification with RAL colour. If this is not known please confirm that you would accept a condition for submission of these details prior to door installation. **Please clarify/confirm.**

As we understand, the lift to the roof terrace is required for building regs as a second means of escape. It would also utilise the existing lift shaft. Can you confirm if there is any scope for the currently proposed lift shaft, notwithstanding any comments about design below, to be set back from the edge of the Piccadilly elevation to avoid it being

flush – or is this a technical requirement of using the existing lift shaft? **Can this be clarified?**

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GF Entrances

1. The glazing is not level with the glazing of the double height glazing of the existing building. We would request that this following the existing fenestration building lines.
2. The apex of the entrance height also appears above cill level of the 3F windows. We would request that this is also lowered.
3. The planters would be partially sited behind the brick columns. We are not convinced this would be a pleasant piece of landscaping and would like to review options.

Roof Level

1. We are concerned about the reflective metal folded fire escape that would be flush with the Piccadilly elevation. We will discuss options following our internal review.

To discuss.

Roof Landscaping

The regeneration of Piccadilly Gardens will introduce greenery across the Gardens, we would be keen for the landscaping to give further glimpses of greenery at roof level that would be seen in the context of the Gardens regeneration. We'd like to discuss further what is proposed (and visible at Piccadilly Gardens) and whether there is scope for taller species/more landscaping at this aspect. **To discuss.**

Heritage/Historic England

Provided we get a quality outcome on the above, we do not anticipate there being any heritage specific concerns.

Highways

As previously noted, Highways request that you outline details on additional utility connections and outline traffic management measures with them in order to understand the impact on vehicular traffic, pedestrians and cyclists. They request early discussion with MCC Highways Events and Coordination Team so that the construction requirements for this development can be considered and coordinated alongside other schemes in the area. We acknowledge your response however this should be made to the LHA at [REDACTED]

No further action required.

ENVH – External Area Noise

ENVH have reviewed the scheme. They would request that a schedule of days and hours of operation of the roof terrace, as well as a management strategy, are submitted for review, with a standard compliance condition to ensure no use of amplified sound or any music in these external areas at any time.

We can resolve this within the scope of the application, or otherwise leave this to condition. The management strategy should confirm how users of the terrace are made aware that there is no music and how the area will be managed to ensure capacity and hours are maintained and how noise from terrace users is managed (signage, tenant communication, noise monitoring, access control etc).

Please confirm if you would submit these details within the scope of the live application or resolve via condition.

Flood Risk

No response from Flood Risk Team yet. Consultation period expires 26/01 – **Officer to chase if no response by this date.** We can discuss further following their comment.

Security/Counter Terrorism

GMP have asked the sliding doors are certified to a recognised security standard (i.e. PPAS 24, LPS 1175 or RC3) and glazing laminated and certified under BS 356 P4A (or equivalent). **Can you confirm the above?** Upon confirmation we would ensure this via a compliance condition.

Counter Terrorism have commented that they have no objection or major concerns about what is being proposed.

They do have a question about the new doors that are being fitted at either end of the existing walkway. Within the Design & Access statement it makes mention of protesters causing damage targeting the Bank of New York. Do the new doors have some form of access control measures fitted to them that would be in use during normal operating hours? If not, and members of the public can enter unhindered, then the potential issue of it being targeted again still exists.

Can you comment on the above?

TfGM/Metrolink

Metrolink would advise the details of working safely near Metrolink can be found on the Metrolink Website at:- Working safely near Metrolink | Bee Network | Powered by TfGM

.

If it is the intention to use a crane they ask that the Applicant contacts Metrolink using the initial enquiry form in the abovementioned link to discuss the installation and obtain authorisation if it is deemed necessary.

TfGM has no comment.

No further action required.

Airport/Helipad

Aerodrome Safeguarding have no objection. They request the application is made aware of the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

No response from Helipad Management yet. Consultation period expires 26/01 – **Officer to chase if no response by this date.** We can discuss further following their comment.

While we are yet to provide formal comments, we would at this stage set out the deadlines we are working towards. We will require details to be finalised by 06/02/2026. Assuming an acceptable outcome is agreed by this stage, we would have to leave any outstanding issues to condition after this point.

We would ideally have amendments by 30/01/2026, though we are aware there are consultee delays following Christmas and we are yet to discuss some of the finer design points. The above will be factored in when we set expectations for submission of amendments.

Thank you for your time,

Sam

From: Sam Elliott
Sent: 23 January 2026 10:09
To: 'Matthew Sobic' <[REDACTED]>
Subject: RE: 144522/FO/2025

Hi Matthew,

Small update below following ENVH response. Are you available today to discuss the design of the scheme?

Accuracy

At both GF entrances we note that the existing curved glass would interact with the new entrances. As below, it is shown to no longer be curved:

<image003.png>

Can you clarify if the curved glazing is to be replaced with a more angular glazing? If so can you submit drawings detailing how the new entrance is to interact with the glazing behind? **Please clarify/confirm submission of drawings.**

We also note that the proposed entrances are to incorporate the cylindrical structural columns, and this feature would be retained above. **Can the above drawings also clarify how the entrance will interact with these columns.**

Can you confirm if the planters are to be fixed or incorporated into the design or freestanding and removable?

Can you clarify the thickness of the entrance frames and provide a product specification with RAL colour. If this is not known please confirm that you would accept a condition for submission of these details prior to door installation. **Please clarify/confirm.**

As we understand, the lift to the roof terrace is required for building regs as a second means of escape. It would also utilise the existing lift shaft. Can you confirm if there is any scope for the currently proposed lift shaft, notwithstanding any comments about design below, to be set back from the edge of the Piccadilly elevation to avoid it being flush – or is this a technical requirement of using the existing lift shaft? **Can this be clarified?**

Are PV panels proposed as part of this application? We can see that they are designated on the roof however it is unclear if/how many are applied for. **Can this be clarified?**

Design

We are still reviewing internally at this stage, though we would flag some initial concerns. Following our internal review we can discuss these points further.

GF Entrances

1. The glazing is not level with the glazing of the double height glazing of the existing building. We would request that this following the existing fenestration building lines.
2. The apex of the entrance height also appears above cill level of the 3F windows. We would request that this is also lowered.
3. The planters would be partially sited behind the brick columns. We are not convinced this would be a pleasant piece of landscaping and would like to review options.

Roof Level

1. We are concerned about the reflective metal folded fire escape that would be flush with the Piccadilly elevation. We will discuss options following our internal review.

To discuss.

Roof Landscaping

The regeneration of Piccadilly Gardens will introduce greenery across the Gardens, we would be keen for the landscaping to give further glimpses of greenery at roof level that would be seen in the context of the Gardens regeneration. We'd like to discuss further what is proposed (and visible at Piccadilly Gardens) and whether there is scope for taller species/more landscaping at this aspect. **To discuss.**

Heritage/Historic England

Provided we get a quality outcome on the above, we do not anticipate there being any heritage specific concerns.

Highways

As previously noted, Highways request that you outline details on additional utility connections and outline traffic management measures with them in order to understand the impact on vehicular traffic, pedestrians and cyclists. They request early discussion with MCC Highways Events and Coordination Team so that the construction requirements for this development can be considered and coordinated alongside other schemes in the area. We acknowledge your response however this should be made to the LHA at [REDACTED]

No further action required.

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ENVH have reviewed the scheme. They would request that a schedule of days and hours of operation of the roof terrace, as well as a management strategy, are submitted for review, with a standard compliance condition to ensure no use of amplified sound or any music in these external areas at any time.

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Please confirm if you would submit these details within the scope of the live application or resolve via condition.

Flood Risk

No response from Flood Risk Team yet. Consultation period expires 26/01 – **Officer to chase if no response by this date.** We can discuss further following their comment.

Security/Counter Terrorism

GMP have asked the sliding doors are certified to a recognised security standard (i.e. PPAS 24, LPS 1175 or RC3) and glazing laminated and certified under BS 356 P4A (or equivalent). **Can you confirm the above?** Upon confirmation we would ensure this via a compliance condition.

No response from Counter Terrorism Team yet. Consultation period expires 26/01 – **Officer to chase if no response by this date.** We can discuss further following their comment.

TfGM/Metrolink

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TfGM has no comment.

No further action required.

Airport/Helipad

Aerodrome Safeguarding have no objection. They request the application is made aware of the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

No response from Helipad Management yet. Consultation period expires 26/01 – **Officer to chase if no response by this date.** We can discuss further following their comment.

While we are yet to provide formal comments, we would at this stage set out the deadlines we are working towards. We will require details to be finalised by 06/02/2026. Assuming an acceptable outcome is agreed by this stage, we would have to leave any outstanding issues to condition after this point.

We would ideally have amendments by 30/01/2026, though we are aware there are consultee delays following Christmas and we are yet to discuss some of the finer design points. The above will be factored in when we set expectations for submission of amendments.

Thank you for your time,

Sam

From: Matthew Sobic <[REDACTED]>
Sent: 22 January 2026 07:26
To: [REDACTED]
Cc: Sam Elliott <[REDACTED]>
Subject: FW: 144522/FO/2025

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Hi Justin,

Would you be able to arrange access for Sam and me on Tuesday next week at 1.30pm?

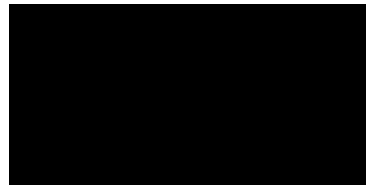
Thanks

Matt

Matthew Sobic
Director
Planning

[<image001.png>](#)

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

[<image004.png><image005.png><image006.png><image007.png><image008.png><image009.png><](#)

From: Sam Elliott <[REDACTED]>
Sent: 21 January 2026 16:25
To: Matthew Sobic <[REDACTED]>
Subject: RE: 144522/FO/2025

[<image002.png>](#)

Hi Matthew,

I could do Tuesday next week 1:30-2:00?

Just to keep on top of the application while we wait for consultees/agree our internal position, please see the log below for the application:

Accuracy

At both GF entrances we note that the existing curved glass would interact with the new entrances. As below, it is shown to no longer be curved:

[<image003.png>](#)

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No further action required.

ENVH

No response yet. Consultation period expires 26/01 – **Officer to chase if no response by this date.** We can discuss further following their comment.

Flood Risk

No response from Flood Risk Team yet. Consultation period expires 26/01 – **Officer to chase if no response by this date.** We can discuss further following their comment.

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TfGM has no comment.

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Airport/Helipad

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No response from Helipad Management yet. Consultation period expires 26/01 – **Officer to chase if no response by this date.** We can discuss further following their comment.

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We would ideally have amendments by 30/01/2026, though we are aware there are consultee delays following Christmas and we are yet to discuss some of the finer design points. The above will be factored in when we set expectations for submission of amendments.

Thank you for your time,

Sam

From: Matthew Sobic <[REDACTED]>
Sent: 20 January 2026 15:58
To: Sam Elliott <[REDACTED]>
Cc: [REDACTED]
Subject: RE: 144522/FO/2025

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Hi Sam,

Access tomorrow won't be possible, but we could do Tuesday next week?

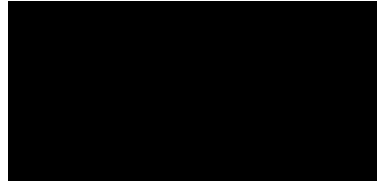
Thanks

Matt

Matthew Sobic
Director
Planning

[<image001.png>](#)

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

[<image004.png><image005.png><image006.png><image007.png><image008.png><image009.png><](#)

From: Matthew Sobic
Sent: 20 January 2026 15:42
To: 'Sam Elliott' <[REDACTED]>
Cc: [REDACTED]
Subject: RE: 144522/FO/2025

Hi Sam,

I've asked that question around access tomorrow and will come back to you asap.

We're not anticipating any additional utility connections arising from the proposal and the proposal is in effect the enclosure of the existing lobby to enhance the office space provision and the creation of roof top amenity space for office uses so wouldn't have an impact on traffic, pedestrians or cyclists accessing the office space as the works are office refurbishment works.

Happy to chat through any questions over the phone.

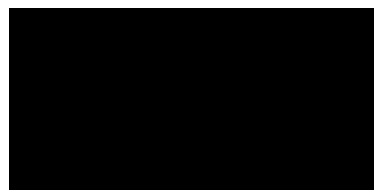
Thanks

Matt

Matthew Sobic
Director
Planning

[<image001.png>](#)

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

[<image004.png><image005.png><image006.png><image007.png><image008.png><image009.png><](#)

From: Sam Elliott <[REDACTED]>
Sent: 16 January 2026 10:51
To: Matthew Sobic <[REDACTED]>
Subject: RE: 144522/FO/2025

<image002.png>

Hi Matthew,

Thanks for confirming – assume you are to be the primary contact on this application in this case?

We're still currently reviewing the application and are intending to return with more formal comments next week. It would be useful to arrange a site visit to discuss certain aspects of the scheme – would this be possible Wednesday next week?

At this stage, we would alert you to Highways comments which request that you outline details on additional utility connections and outline traffic management measures with them in order to understand the impact on vehicular traffic, pedestrians and cyclists. They request early discussion with MCC Highways Events and Coordination Team so that the construction requirements for this development can be considered and coordinated alongside other schemes in the area.

Thank you for your time,

Sam

From: Matthew Sobic <[REDACTED]>
Sent: 14 January 2026 18:55
To: Sam Elliott <[REDACTED]>
Cc: Monika Somogyi <[REDACTED]>; Brad Wiseman <[REDACTED]>
Subject: 144522/FO/2025

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

Hi Sam,

I hope you are well?

Just to update that Tim Price has now left our business and Katie Parfett-Bass is on leave.

I just wondered if there are any updates on the above application?

Thanks

Matt

Matthew Sobic
Director
Planning

[<image001.png>](#)

Savills, Belvedere, 12 Booth Street, Manchester, M2 4AW



Website: savills.com

[<image004.png>](#)[<image005.png>](#)[<image006.png>](#)[<image007.png>](#)[<image008.png>](#)[<image009.png>](#)

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Sam Elliott

From: Patrick Babb <[REDACTED]>
Sent: 07 May 2026 11:30
To: Sam Elliott
Subject: RE: Planning app. 144522/FO/2025 URN:2015/0636/PLA/11

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Sam

Thank you for taking my call earlier.

As discussed in my original comments I recommended that the proposed doors are to a robust standard to prevent unauthorised access. To add to this, it is my view that the closure of this route will be beneficial to the future of the gardens and the regeneration of the wider area as it will remove an additional escape route from the gardens (which is one of the more problematic areas in the city) and it removes the potential for misuse such as loitering, drug dealing/consumption, vagrancy, and public urination – to the detriment of legitimate users of the areas and businesses.

I hope that is helpful.

Kind regards

Patrick Babb
Design for Security Consultant

Greater Manchester Police| Crime Prevention Team
design**for**security

4th Floor, GMP HQ, Northampton Road, Central Park, Manchester, M40 5BP
[REDACTED] www.designforsecurity.org

From: Sam Elliott <[REDACTED]>
Sent: 07 May 2026 10:21
To: Patrick Babb <[REDACTED]>
Subject: RE: Planning app. 144522/FO/2025 URN:2015/0636/PLA/11

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Hi Patrick,

This app is coming up at next committee – have you got a moment to discuss/clarify something?

Thanks,

Sam

From: Patrick Babb <[REDACTED]>
Sent: 19 February 2026 07:55
To: Jack Naven <[REDACTED]>
Cc: Sam Elliott <[REDACTED]>
Subject: RE: Planning app. 144522/FO/2025 URN:2015/0636/PLA/11

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Morning Jack

That is great, thank you for confirming.

Kind regards

Patrick Babb
Design for Security Consultant
[REDACTED]

From: Jack Naven <[REDACTED]>
Sent: 18 February 2026 14:20
To: Patrick Babb <[REDACTED]>
Cc: Sam Elliott <[REDACTED]>
Subject: Re: Planning app. 144522/FO/2025 URN:2015/0636/PLA/11

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Hi Patrick,

I'm picking this up for Sam whilst he is on leave.

The applicant has confirmed the following.

The sliding doors would be certified to recognised security standards and the glazing laminated and certified under BS 356 P4A (or equivalent).

Kind Regards
Jack Naven
Career Graded Planning Officer
Development Management - Central Team
Planning, Building Control & Licensing - Growth and Development Directorate
Manchester City Council
[REDACTED]

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

Upcoming Leave:
23rd February
16th to 20th March

From: Patrick Babb <[REDACTED]>
Sent: 19 January 2026 2:07 PM
To: Sam Elliott <[REDACTED]>
Subject: RE: Planning app. 144522/FO/2025 URN:2015/0636/PLA/11

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Hi Sam

Ideally, the sliding doors would be certified to a recognised security standard (i.e. PPAS 24, LPS 1175 or RC3) and glazing would be laminated and certified under BS 356 P4A (or equivalent). This could just be something the applicant is aware of, rather than a planning condition, the restricting of access to this area is a benefit in terms of reducing the potential for criminality and antisocial behaviour.

Kind regards

Patrick Babb
Design for Security Consultant



From: Sam Elliott <[REDACTED]>
Sent: 19 January 2026 11:19
To: Patrick Babb <[REDACTED]>
Subject: RE: Planning app. 144522/FO/2025 URN:2015/0636/PLA/11

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Hi Patrick,

Can you clarify how you would advise the new elements of the building (i.e. sliding doors/glazing) should be to Secured by Design standards?

Thanks,

Sam

From: Patrick Babb <[REDACTED]>
Sent: 08 January 2026 10:13
To: Sam Elliott <[REDACTED]>
Subject: Planning app. 144522/FO/2025 URN:2015/0636/PLA/11

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Hi Sam

Having looked at the plans I am not concerned with the proposed development. I would recommend that the new elements of the building (i.e. sliding doors/glazing) are to Secured by Design standards.

Kind regards

Patrick Babb
Design for Security Consultant

Greater Manchester Police| Crime Prevention Team

design**for**security

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Sam Elliott

From: Muniza Usmani
Sent: 25 March 2026 09:19
To: Jennifer Atkinson; Sam Elliott
Cc: Laura Wareing
Subject: FW: 1 Piccadilly Gardens - Planning App: 144522/FO/2025
Attachments: HighwaysRegister_.pdf; Piccadilly_doc.docx

Hi Both

Please see attached – this gives some clarity on the status of the walkway. As previously advised, the best plan of action for the applicant is to treat it as a PROW.

Thanks

Best wishes,
Muniza Usmani MSc CEng MCIHT
Development Control and Flood Risk Lead
Highways Service, Growth and Neighbourhoods Directorate

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA

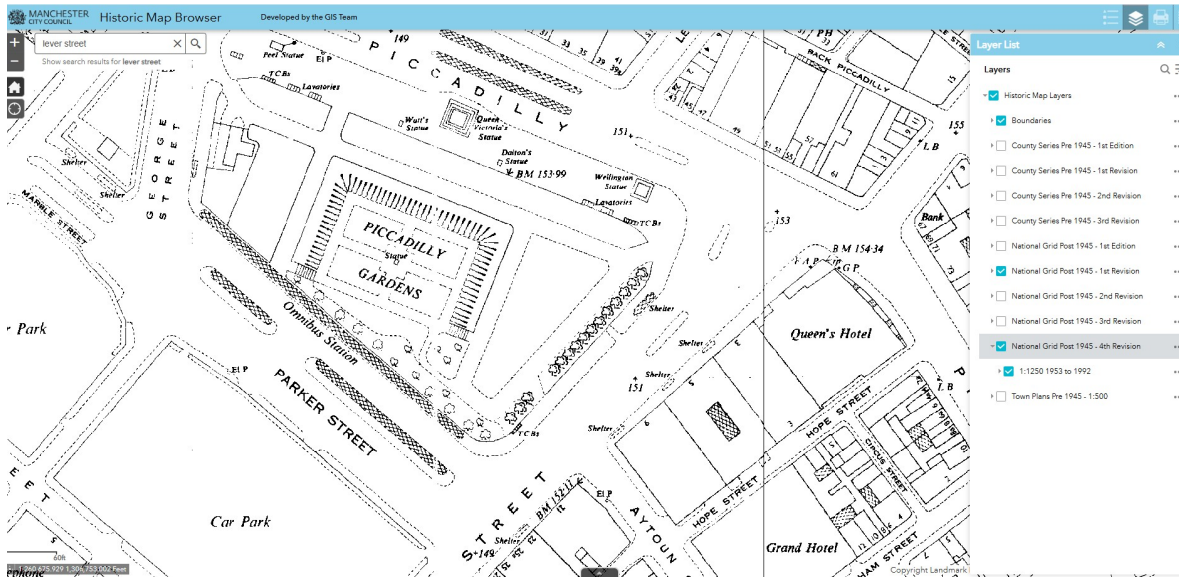
From: Shahzad Malik <[REDACTED]>
Sent: 25 March 2026 08:58
To: Muniza Usmani <[REDACTED]>
Cc: Laura Wareing <[REDACTED]>
Subject: Fw: 1 Piccadilly Gardens - Planning App: 144522/FO/2025

Hi Muniza

Please see attached plan showing the extent of the adopted highways in the vicinity of the site in red. Our records indicate that the area highlighted on your plan labeled walkway is unadopted. Furthermore There are no public rights of way recorded on the Council's Definitive Map of registered Public Rights of Way, which is held by this Department affecting the site, (other than the adopted highways shown in red on the attached plan). Surveying authorities however, were not originally obliged to survey urban areas and record public rights of way affecting them on the Definitive Map and Statement, and this site comes within the non-surveyed area.

It may therefore have public rights of way of which the Council has no record. These could be routes which can be shown by documentary or other evidence to have historically carried public rights, or routes which have acquired public rights through public use under Section 31 (i) of the Highways Act 1980.

I suspect the walkway was built the same time when the building was constructed. A post 1945 plan is attached below for reference:-



I've attached a plan dated 2/02/2001, showing stopping up of some of the highways in and around the respective site, the walkway is also highlighted and described as - '*land subject to a walk way agreement providing pedestrian access.*' I think this may indicate that the route as acquired public right of way through prescriptive use - express dedication by land owner.

I think legal may be able to advise further on this matter.

Kind regards

Shahzad Malik
Business Support Lead (Level 1)

Highways Service
Neighbourhoods Directorate
Manchester City Council

Web: <http://www.manchester.gov.uk>

POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA

From: Muniza Usmani <[REDACTED]>
Sent: 24 March 2026 9:23 AM
To: Shahzad Malik <[REDACTED]>
Subject: FW: 1 Piccadilly Gardens - Planning App: 144522/FO/2025

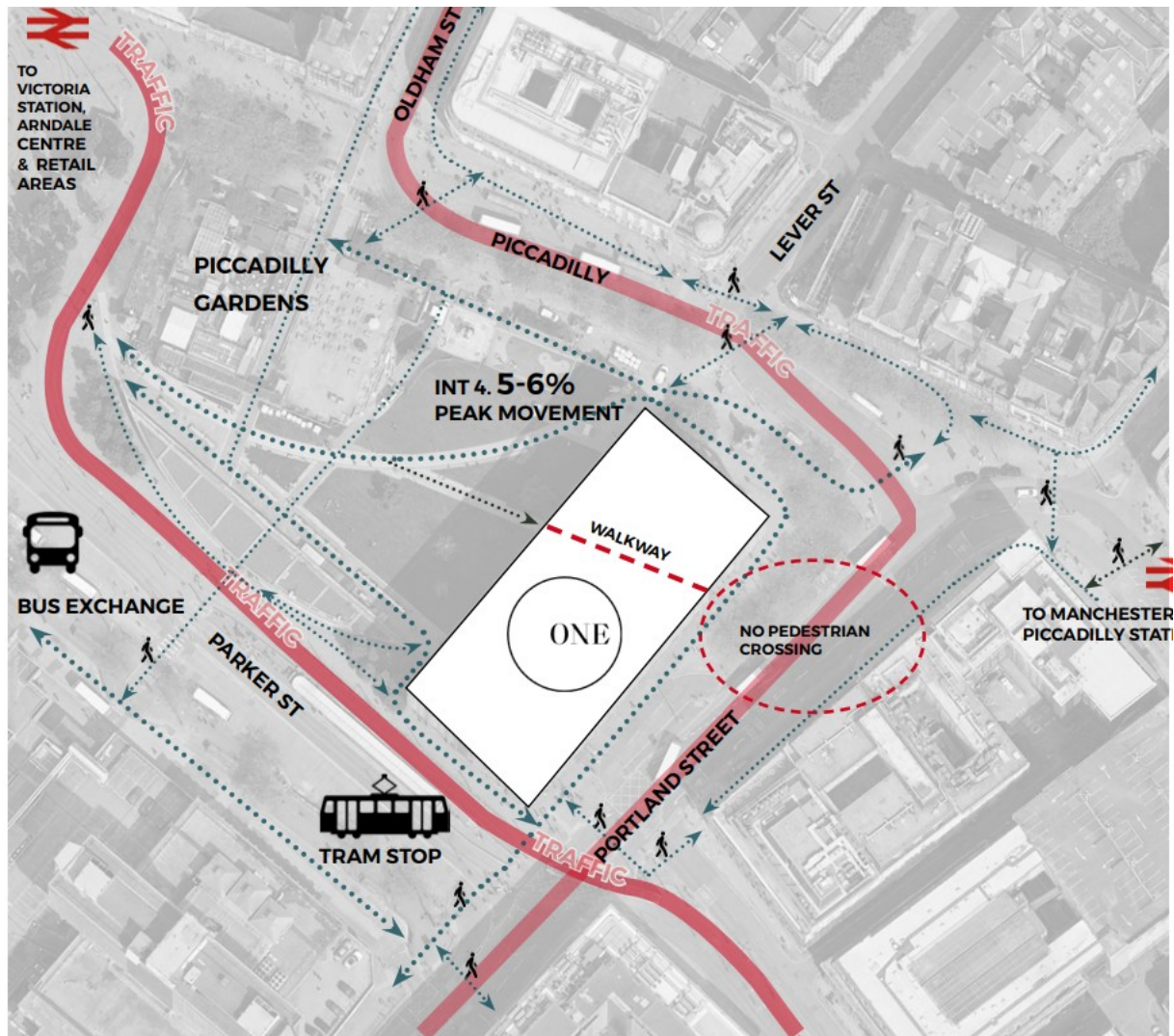
Hi Shaz

I hope all well. You may already have answered this query for Laura Wareing but she is off so I just need to follow up please. Please can you confirm if the route labelled **walkway** on the below plan is a PROW? Do we hold evidence to support this eg is it on the definitive map?

Thank you

Best wishes,
Muniza Usmani MSc CEng MCIHT
Development Control and Flood Risk Lead
Highways Service, Growth and Neighbourhoods Directorate

POSTAL ADDRESS: Manchester City Council, PO Box 532, Town Hall, Manchester, M60 2LA



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Memorandum

To Sam Elliott

From Laura Wareing

Date 8 January 2026

Subject **144522/FO/2025**

Creation of new rooftop pavillion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof.

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT

The site is located within Piccadilly Gardens.

The adopted highway extends from the edge of the property.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

A Transport Note has been submitted by Mode Transport Planning.

The Transport Note anticipates that there will be no increase to the leasable floor area and therefore there is expected to be no increase in vehicular trips as a result of the proposals.

PARKING AND ACCESS:

The Transport Note confirms that the existing car parking and servicing arrangements will remain as existing.

The extended reception area and new entrance will remove the existing external walkway between Portland Street and Piccadilly Gardens. A Piccadilly Gardens Movement Strategy was undertaken by Arup to review the existing pedestrian movements in and around Piccadilly Gardens. The strategy indicates that the proposed closure of the walkway will have a minimal impact on the pedestrian desire lines.

Plans suggest that the new access points will extend onto the adopted highway. Therefore, a Stopping Up agreement will be required. This will be at cost to the applicant.

CYCLE PARKING:

A cycle hub is in place and provides 96 cycle parking spaces with shower and changing facilities. The Transport Note confirms that these will remain unchanged.

REFUSE AND SERVICING:

The servicing arrangements will remain as existing.

CONSTRUCTION MANAGEMENT:

The CMP should be submitted prior to the start of works. This should include:

- o The duration/phasing of construction works and associated vehicle trips;
- o Routing of construction traffic and associated swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Traffic Management measures for vehicles, pedestrians and cyclists;
- o Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality;
- o Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- o Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

It is recommended that the above is conditioned and attached to any planning permission that may be granted.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk.

At this stage, any outline details on additional utility connections and outline traffic management measures would be welcomed in order to understand the impact on vehicular traffic, pedestrians and cyclists.

Early discussion with MCC Highways Events and Coordination Team is required so that the construction requirements for this development can be considered and coordinated alongside other schemes in the area. A good level of coordination/management will therefore be necessary during the construction phase.

SUGGESTED CONDITIONS:

Stopping Up
CMP

Sam Elliott

From: Lynda Griffin <[REDACTED]>
Sent: 14 January 2026 07:35
To: Sam Elliott
Cc: Alan Lowe; Caroline Udell; Darren Embury; [REDACTED]; Georgie Whiteley; Landuse; [REDACTED]; Rapid Transit Development
Subject: RE: Planning Application 144522/FO/2025Consultation - 1 Piccadilly Gardens, Manchester, M1 1RG

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Sam,

Application number: 144522/FO/2025

Proposal: Creation of new rooftop pavillion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof.

Location: 1 Piccadilly Gardens, Manchester, M1 1RG,

Metrolink have no objection to this application and whilst the development proposals are unlikely to affect Metrolink operations the site is reasonably close to the Metrolink boundary and therefore we would like the applicant to be advised that the details of working safely near Metrolink can be found on the Metrolink Website at:- [Working safely near Metrolink | Bee Network | Powered by TfGM](#) .

If it is the intention to use a crane we ask that the Applicant contacts Metrolink using the initial enquiry form in the abovementioned link to discuss the installation and obtain authorisation if it is deemed necessary.

Regards

Lynda

Lynda Griffin

Approvals and Consents Manager
Metrolink
Transport for Greater Manchester

[REDACTED]

Please note my working days are Tuesday to Thursday

<https://beenetwork.com>

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