

**PRESS RELEASE**

## **Kier Property and CTP granted planning consent for its £200m Pall Mall office scheme**

**Kier Property and CTP have secured planning consent for their transformational Pall Mall office development in the heart of Liverpool's commercial business district.**

The hybrid planning application was granted consent by the council's Planning Committee earlier today. Members voted [unanimously] in favour of the application which will see the regeneration of the site and delivery of the first Grade A office development in the Liverpool city centre CBD for over 10 years.



Kier and CTP were formally selected as Liverpool City Council's development partner in 2017 and have been working on detailed proposals, culminating in the hybrid planning application which was submitted by the partnership in July 2019.

The scheme will address the current lack of Grade A office space in Liverpool's CBD, reversing a previously shrinking office market, and enabling business growth, inward investment and job creation. The £200m Pall Mall scheme will comprise 400,000 sq ft of new Grade A office space, a 281 bedroom hotel, associated retail and leisure amenities, as well as a new large scale and high quality landscaped green space and public realm.

The first phase of development, which has detailed planning consent, will be a Grade A office building comprising of 102,000 sq ft of NIA office space, 9,600 sq ft of flexible ground floor accommodation as well as a basement which will provide [24] car parking, [132] cycle spaces and shower / changing facilities. The new central green space will be delivered in connection with this first office building.

The public realm is a key component for this destination development and the wider CBD. The space will provide a valuable green, tree-lined and bio-diverse community resource offering a variety of opportunities to socialise, play and relax, and at the same time act as an extension to the work place.

The grant of planning consent will enable development to start on site by Summer 2020 following the completion of remediation and enabling works which are currently well progressed on site to facilitate development. The remediation and enabling works are being undertaken by Liverpool City Council and funded by the Liverpool City Region Combined Authority through the Single Investment Fund.

The Pall Mall development has an important strategic role to play in extending Liverpool's commercial business district and serving as a catalyst to grow the Liverpool City and City Region economies. Kier and CTP's masterplan has been developed with close consideration of the wider ambition for the Pall Mall site, improving connections within the commercial business district in anticipation of future phased and complementary development. Mayor of Liverpool, Joe Anderson, said: "The Pall Mall scheme is of huge importance to the development of our Commercial Business District, so I'm delighted it's now been given planning approval and construction can get started.

"Liverpool city centre needs new Grade A office space to attract companies and highly skilled jobs so we can continue to grow our economy. I'm greatly encouraged by the thinking behind the scheme's lay out and delighted the emphasis is as much on the high quality of the place and dwell time as it is on the design of the buildings. We're looking at how we can develop the district over the next 10-20 years and this scheme will act as a catalyst for the future aspirations for the area 2020 and beyond."

Tom Gilman said: "We are delighted to have secured consent for the scheme - the team have worked hard to develop a masterplan which will transform the CBD and pave the way for further development aligned with the Council's SRF vision. Our proposals have been informed by an extensive consultation process over the last 3 years with a variety of stakeholders and local residents. Although at the early stages of the development, the scheme has attracted strong occupier interest for the office space and we look forward to progressing these discussions over the coming months."

David Topham said; “This decision to approve the Pall Mall development proposals represents a major vote of confidence in Kier’s and CTP’s revitalisation of the office sector in Liverpool. Our plans are to expand the Central Business District of the city creating a unique environment for business with a new peaceful square and gardens at its heart. Pall Mall will deliver best in class new offices accommodation for Liverpool comparable with the best that is available across the regions of the UK in great buildings and in a great setting.” Kier and CTP also confirmed that solicitors are instructed to progress the deal agreed with a hotel operator for the 281 bedroom hotel which forms part of the masterplan. The developers are targeting to submit a reserved matters planning application Q1 2020 and deliver the hotel as part of a larger, more comprehensive first phase.

The 1.2-hectare site provides for the natural expansion of the commercial district in Liverpool city centre and forms a key part of the council’s emerging Spatial Regeneration Framework (SRF) for the commercial district. This SRF has been commissioned to determine the future development, management and expansion of the CBD to address the lack of Grade A office accommodation and enable future business growth, inward investment and job creation for the city, along with an enhanced local environment.

The Pall Mall development with 400,000 sq ft of new Grade A office floorspace will create a wide range of economic benefits, including 2,400 permanent jobs, 250 temporary construction jobs, as well serving as a catalyst for the wider regeneration of Liverpool city centre.