

**PRESS RELEASE**

## **Planning submitted for £200m Pall Mall scheme**

**A hybrid planning application has been submitted by Kier Property and CTP for the £200m Pall Mall scheme in the heart of Liverpool's commercial district.**



The masterplan for the scheme comprises 400,000 sq ft of new Grade A office space, a 280-bedroom hotel, associated retail and leisure amenities, as well as a new large scale and high-quality piece of landscaped green space and public realm.

Kier Property and CTP are working in a joint venture partnership with Liverpool City Council to deliver the strategic project which will regenerate the site, address the widely recognised shortage of Grade A office accommodation in the city centre and enhance the overall offer within Liverpool's Commercial District for workers and local residents alike. At the same time creating a much enhanced environment, while being respectful of its local historic context.

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 Framework has been commissioned by the Council with public and private sector partners to determine the future development and expansion of the CBD to address the lack of Grade A office accommodation and enable the future business growth, inward investment and job creation for the city.

The submission of the planning application follows a series of public consultation events and meetings that have taken place over the last two years to consider a variety of aspects relating to the development. The feedback from these events has been carefully considered and has assisted in shaping the masterplan to regenerate the 1.2 hectare site to the rear of Exchange Station.

At the heart of the development is a new piece of high-quality public open space. This public space is a key component and feature of the scheme; it will be a significant green, bio-diverse, accessible, safe and well managed space for local residents, workers and visitors. Liverpool City Council is currently coordinating remediation and enabling works on site, funded by the Liverpool City Region Combined Authority - Single Investment Fund. The remediation works are scheduled to complete in Autumn 2019 with the substation relocation to follow on with work anticipated to complete Spring 2020. The completion of these works will enable Kier Property and CTP to start construction of the first phase of office development, which crucially will include the new central green space.

Research commissioned by Kier Property and CTP indicates that the Pall Mall development will create a wide range of economic benefits including 2,400 permanent jobs, 250 temporary construction jobs as well acting as a catalyst for wider regeneration in Liverpool city centre. It is estimated that the completed Pall Mall development will generate £146 million of net additional GVA per annum at the Liverpool City Region level.

Tom Gilman, managing director of Kier Property North, said: "This is a major regeneration project at the heart of Liverpool city centre which will facilitate the expansion of the commercial business district and the future growth of Liverpool. Available Grade A office space in the city centre is at an all-time low which is preventing new and existing businesses from expanding and growing. We believe that the development will have a transformative effect in terms jobs and economic activity which will support further regeneration in Liverpool's commercial business district."

David Topham, director at CTP Limited, said: "Pall Mall is going to be a major catalyst project for Liverpool. The scheme will deliver new state of the art office accommodation in the heart of the CBD that meets and exceeds current sustainability standards. The first phase will include a building comprising 112,000ft<sup>2</sup> of new Grade A office accommodation with ground floor retail and leisure space. This building will be positioned on Bixteth Street and provide office space that is efficient in use, flexible for long term occupation, and will be the first of three buildings at Pall Mall. Importantly, the scheme is delivering a new centre-piece green square which will be well managed, be bio-diverse, safe and accessible to all, creating a new and relaxing space in the heart of the business district"



Mayor of Liverpool, Joe Anderson, said: ““The proposed Pall Mall scheme is of huge importance to the development of our Commercial Business District. 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 quality of the place as it is on the design of the buildings. We’re looking at how we can develop the district and this scheme can act as a signpost for the future aspirations for the area.”

Subject to approval of the planning application, Kier Property and CTP will start construction of the first office building and public realm early in 2020.