

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142042/LO/2025

Date registered valid: 31 January 2025

Proposal: Listed Building Consent for internal works to create cycle parking, wash & change facilities, yoga studio and external alterations including creation of level access from Atkinson Street

Address: Sunlight House, Quay Street, Manchester, M3 3JZ

Ward(s): Deansgate Ward

Applicant: Karrev (Sunlight) Ltd

Agent (if any): Mr Jay Patel Savills UK Ltd

Case officer: James
Tel: 0161 219
Email: james.bridgman@manchester.gov.uk
Bridgman 6202

Recommendation: Approve

Date of recommendation: 28 April 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 20.02.2025

Standard consultations:

Printed: 7 February 2025 Expired: 28 February 2025

Neighbour notifications

Printed: 7 February 2025 Expired: 28 February 2025

Site notice

Posted: 12.02.2025 Expired: 05.03.2025

Press advert

Published: 11 February 2025 Expired: 4 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Sunlight House is located on the corner of Quay Street and Little Quay Street in the city centre of Manchester. Sunlight House is a Grade II listed building completed in 1932 by Joseph Sunlight, architect and developer, as the headquarters for his property business, with offices and shops to let. At the time, it was Manchester's tallest building. The building is also located within the Deansgate/Peter Street Conservation Area.

The building is a 14 storey (15 including roof plant to western side) steel and concrete structure, clad in Portland stone. The building is almost square in plan, with three street frontages, and a large central light-well. Each of the three street facades are seven bays, with the two street corners expressed as three sided towers, which each rise to a four level octagonal turret, topped by a domed lantern and finial. Behind and between the turrets, the top four floors are expressed as a mansard roof with multiple setback square dormer windows, which together with the turrets create a distinctive skyline and a major feature in the city.

Sunlight House has been extensively modernised throughout including refurbishment works previously throughout the building since its original construction.

Description of development

Listed Building Consent is sought for internal works to create cycle parking, wash & change facilities, yoga studio and external alterations including creation of level access from Atkinson Street.

Basement Level

The existing basement previously was used as a gym studio and room for pool plant. The internal works involve the creation of a cycle store, yoga studio, changing rooms and showers. These areas are shown below in figure 1 and are referred to as the 'end of journey' (EJO) area of the building.



Figure 1 – Proposed basement plan (of works within scope of this application)

Ground Floor Level

The installation of a level access from Atkinson Street. The ground floor includes a disabled shower and toilet, cycle storage and lockers.

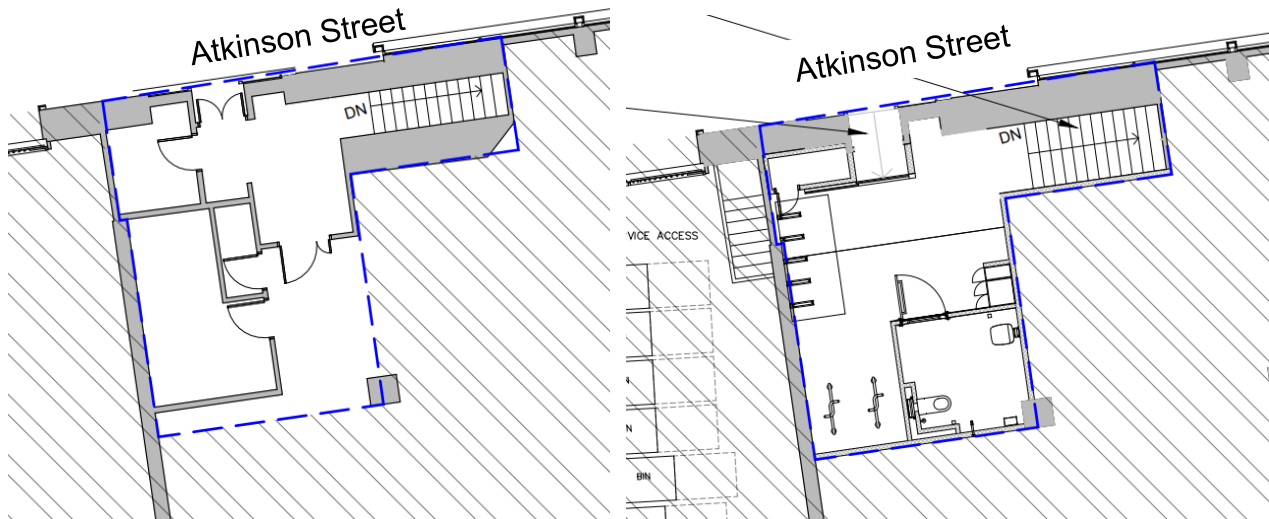


Figure 2 – Existing and proposed ground floor plans of areas within the scope of this application

The existing leaf entrance door will be replaced with an auto sliding glazed door.

The installation of a sliding security gate set behind the windows of the entrance area.

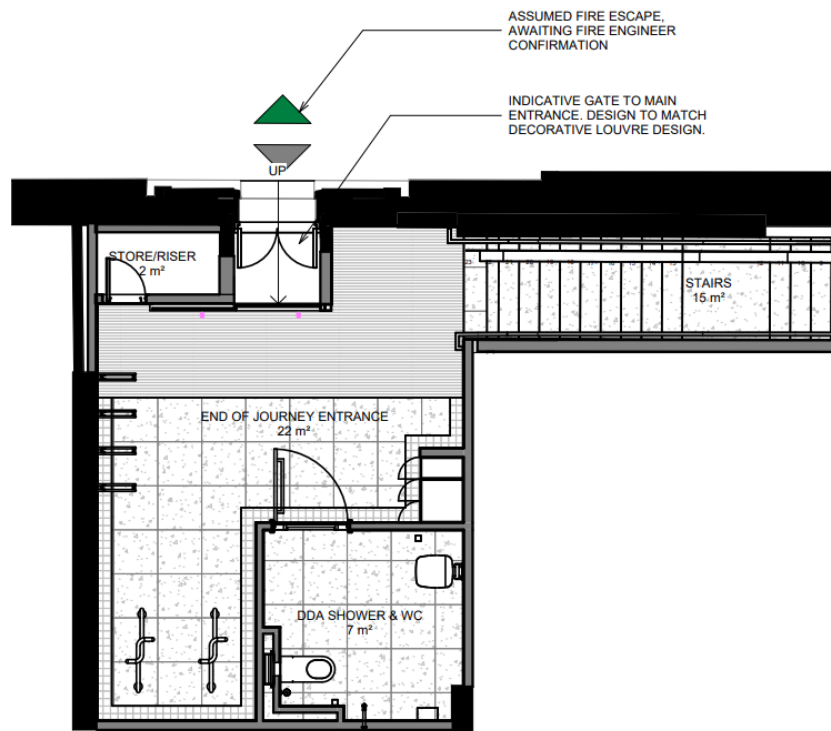


Figure 3 - Installation of security gate (annotated above)

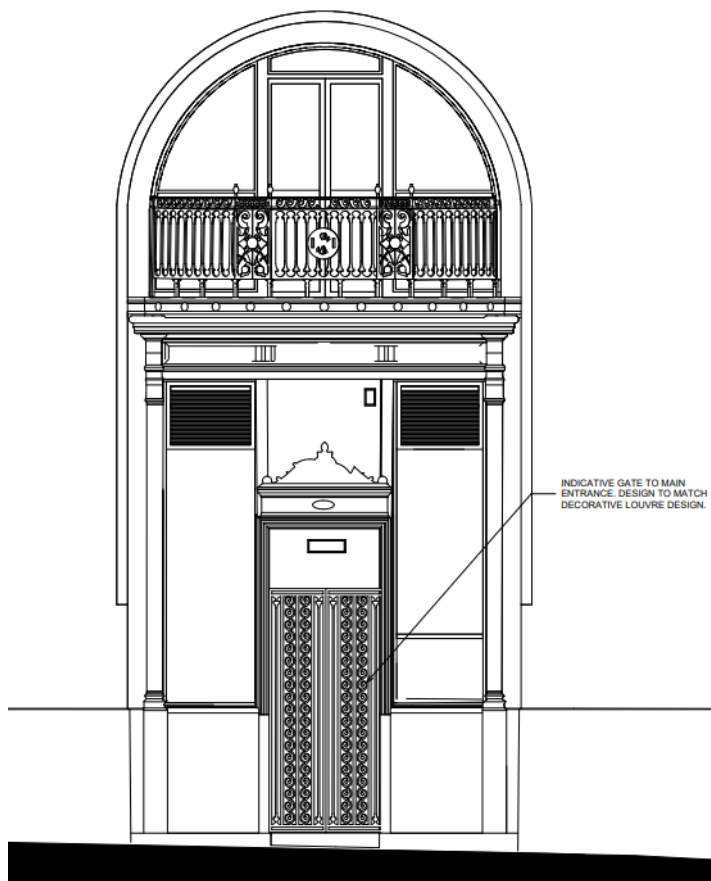


Figure 4 – Indicative design of security gate (final details secured through condition)

The existing stairwell from the Atkinson Street entrance to the basement will be increased in width to meet the current stair requirements. The stairs will also have a cycle ramp to allow users to move their bicycles with ease.

Repairs

The original glazed tile within the staircase between basement and ground floor reception will be restored. This tile is located within the staircase leading from the offices to the new EOJ.

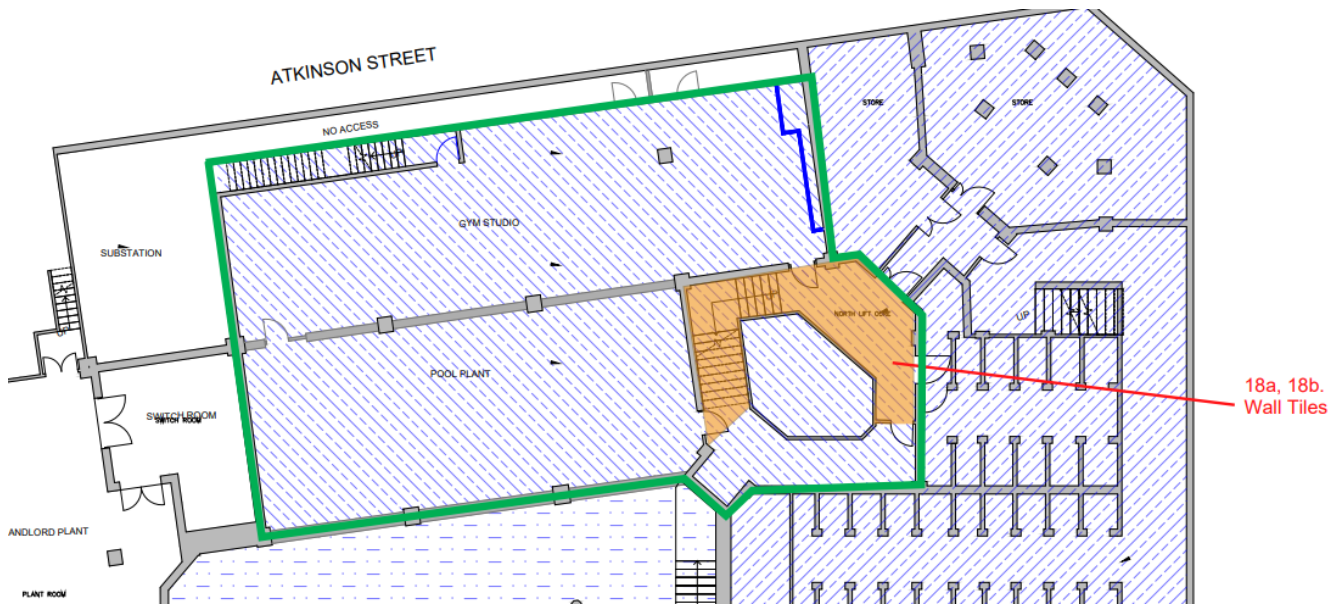


Figure 5 – Location of original tiles

The proposal includes structural repairs to reinforce the structural integrity of the building. To accommodate the repairs to the basement slab it will require the cutting out and removal of original cornices. The proposal seeks to replicate cornices and reinstate where required.

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Relevant Planning History

142041/FO/2025 - Elevation alterations to form bicycle store including creation of level access from Atkinson Street – Under consideration

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Issues

Impacts of the listed building

Basement

The existing basement area previously was used as a gym studio and a room for pool plant. The proposal seeks a high-quality refurbishment of this space to create a large cycle store, yoga studio, changing rooms and showers. The refurbishment will be across the two rooms with new partitions to subdivide the space and create the require shower cubicles and other amenities. The subdivision of the space and any interventions to historic fabric will result in a low level of less than substantial harm.

The basement area has decorative features such as the existing ceiling which are to be repaired and remain exposed. This is welcomed as it will provide a clear heritage benefit.

The stairwell leading from the ground floor to the basement will be increased in width to meet the minimum stair requirements. This area will be refurbished to a high standard and will visually be an improvement over the existing stairwell.

Ground Floor

The level access from Atkinson Street requires the existing slab to be cut down. This will result in the loss of historic fabric and an original feature of the building. The level access alteration will result in less than substantial harm to the listed building.

The existing entrance door referred to as a leaf door is accessible via Atkinson Street and is not considered to be original. The replacement door has been designed to be fully glazed and sliding. The choice of glazing has been informed by historic photographs of the site which shows typically entrance doors were glazed and because it would also allow users to have visibility of each side of the doors whilst in use. Additionally, the sliding feature is considered to minimise any internal space requirements for the door whilst also allowing easier access for wheelchair users and cyclists. This replacement door is considered to have a modern appearance which will have result in a low level of less than substantial harm to the listed building.

The proposal includes the installation of a security gate. The design of the gate is to replicate the design of the new proposed louvres (currently under consideration of applications 142317/LO/2025 and 142316/FO/2025). The supporting information states the gate will be fixed into the modern frame that sits behind the historic framework. In the interest of minimising any harm on historic fabric and to ensure the appearance does not harm the significance of the listed building, the final details including the fixing and methodology will be secured through condition.

Existing partitions will be removed within the new entrance area. The new partitions inserted will create a disabled toilet within the lobby area from the new level access via Atkinson Street.

The drawings refer to the installation of a vinyl to the Atkinson Street elevation. It is understood this is required to screen the proposed storage room. The introduction of the vinyl would obscure into the internal space of the building and introduce the sense of a solid element on the listed building. However, it is noted that there is a requirement to screen the space in some form. This would result in a low level of harm to the listed building. It is considered that the final form of the screen has been considered further through a planning condition on 142041/FO/2025 to ensure that the appropriate quality of screen is introduced on the building. The final details of the construction and fixing of this screen will be considered through a condition on this permission to minimise any impact on historic fabric and the significance of the listed building.

Repairs

The proposal includes the repairs of original tiles located within the stairwell between the basement and ground floor which will be the route from the EOJ to the upper floor offices. Subject to the details of repairs to be submitted for consideration through condition, this restoration of an original feature is considered to provide a heritage benefit to the listed building.

There are original decorative cornices within the basement level. To accommodate the repairs to the basement slab it will require the cutting out of original cornices. Whilst this will result in harm to an original feature of the listed building, it is justified in the interest of works to bring forward a currently under-utilised part of the building. The proposal seeks to repair and reinstate the cornice where required and will therefore result in a heritage benefit.

Heritage Assessment

Less than substantial harm has been identified through the installation of the glazed sliding door and security gate. Additionally, the creation of a level access, the subdivision of the basement level, installation of a screen and any interventions into historic fabric would also result in less than substantial harm.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

It is acknowledged that any harm from the new entrance door is lessened as it replaces an existing modern entrance door. The visual appearance of the security gate would be appropriately designed and would be in keeping with the proposed decorative louvres (under consideration of a separate application).

The level access would ensure the cycle store facilities of the listed building can be accessed by all users which provides a public benefit. The subdivision of the ground and basement levels is justified in the interest of creating a viable use for this area of the building. It is also noted the refurbishment will be high quality and would significantly improve the visual appearance of this part of the listed building.

The works include the repairs to the basement slab to improve the structural integrity of the building. There would be harm to original cornice, but it will be reinstated and replicated to minimise any impact. Also, the repairs to historic features such as original tiles and cornices will provide a heritage benefit.

In summary, the proposal seeks the refurbishment of these spaces to a high specification which responds well to the existing look and architectural value of the building. It will provide cycle storage for all users of the building and there will be added amenity spaces such as the yoga studio and studio. This will help attract future tenants of the upper floors and contribute towards

the continued use of the listed building. There are also heritage benefits the repairs and restoration of original features. Therefore, these benefits are considered to outweigh the less than substantial harm identified in accordance with paragraph 215 of the NPPF.

The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 policies 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: 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

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:

All received by the City Council as Local Planning Authority on 3 February 2025:

Ground Floor

- Demolition Plan: SLH-ANO-P0-00-DR-A-03100-P01
- Ground Arrangement Plan: SLH-ANO-P0-00-DR-A-05102-P01
- Reflected Ceiling Plan: SLH-ANO-P0-00-DR-A-05200-P01
- Proposed Entrance Door: SLH-ANO-P0-00-DR-A-20701-P01
- DDA and Shower: SLH-ANO-P0-00-DR-A-26602-P01
- Internal Wall Scope: SLH-ANO-P0-00-DR-A-34101-P01
- Internal Wall Finishes Scope: SLH-ANO-P0-00-DR-A-35101-P01
- Door and Window Schedule: SLH-ANO-P0-00-DR-A-36603-P01
- Internal Door Layout: SLH-ANO-P0-00-DR-A-36601-P01
- Floor Finishes: SLH-ANO-P0-00-DR-A-37101-P01

Basement

- Floor Plan: SLH-ANO-P0-B2-DR-A-05101-P01
- Demolition Plan: SLH-ANO-P0-B2-DR-A-03101-P01
- Ground Arrangement Plan: SLH-ANO-P0-B2-DR-A-05103-P01
- Reflected Ceiling Plan: SLH-ANO-P0-B2-DR-A-05201-P01
- Floor Plan (Callout): SLH-ANO-P0-B2-DR-A-26601-P01
- Basement Internal Wall Scope: SLH-ANO-P0-B2-DR-A-34102-P01
- Basement Internal Wall Finishes Scope: SLH-ANO-P0-00-DR-A-35102-P01
- Internal Door Layout: SLH-ANO-P0-00-DR-A-36602-P01
- Door and Window Schedule: SLH-ANO-P0-00-DR-A-36604-P01
- Door and Window Schedule: SLH-ANO-P0-00-DR-A-36605-P01
- Basement Changing Room Ramp: SLH-ANO-P0-00-DR-A-37701-P01
- Cycle Store Plan and Elevations 1: SLH-ANO-P0-B2-DR-A-26604-P01
- Cycle Store Plan and Elevations 2: SLH-ANO-P0-B2-DR-A-26605-P01
- Changing Room Floor Plan: SLH-ANO-P0-B2-DR-A-26606-P01
- Changing Room Elevations 1: SLH-ANO-P0-B2-DR-A-26607-P01
- Changing Room Elevation 2: SLH-ANO-P0-B2-DR-A-26608-P01
- Cleaners Room: SLH-ANO-P0-B2-DR-A-26609-P01
- W/C Plan and Elevations: SLH-ANO-P0-B2-DR-A-26610-P01
- Shower Plan and Elevations: SLH-ANO-P0-B2-DR-A-26611-P01
- Studio and Yoga Plan: SLH-ANO-P0-B2-DR-A-26612-P01
- Studio and Yoga Elevations 1: SLH-ANO-P0-B2-DR-A-26613-P01
- Studio and Yoga Elevations 2: SLH-ANO-P0-B2-DR-A-26615-P01
- Floor Finishes 1: SLH-ANO-P0-B2-DR-A-37102-P01
- Floor Finishes 2: SLH-ANO-P0-B2-DR-A-37103-P01
- Joinery Reference Floor Plan: SLH-ANO-P0-B2-DR-A-46700-P01
- Changing Room Bench JNR-01: SLH-ANO-P0-B2-DR-A-46701-P01
- Changing Room Bench JNR-02: SLH-ANO-P0-B2-DR-A-46702-P01
- Central Unit Section/Plan JNR-03: SLH-ANO-P0-B2-DR-A-46703-P01
- Central Unit Elevations JNR-03: SLH-ANO-P0-B2-DR-A-46704-P01
- Central Unit Sections JNR-03: SLH-ANO-P0-B2-DR-A-46705-P01
- Studio Teapoint Plan/Elevation JNR-04: SLH-ANO-P0-B2-DR-A-46706-P01
- Studio Teapoint Sections JNR-04: SLH-ANO-P0-B2-DR-A-46707-P01
- Studio Storage JNR-05: SLH-ANO-P0-B2-DR-A-46708-P01
- Changing Room Mirror JNR-06: SLH-ANO-P0-B2-DR-A-46709-P01

Other

- Proposed Stairs Plan and Elevations: SLH-ANO-P0-XX-DR-A-30601-P01
- Proposed Stair Elevations: SLH-ANO-P0-XX-DR-A-30602-P01
- Proposed Stair Details: SLH-ANO-P0-XX-DR-A-30603-P01
- Proposed Stair Core Plan/Elevation: SLH-ANO-P0-XX-DR-A-30610-P01
- Proposed Stair Core Elevations: SLH-ANO-P0-XX-DR-A-30611-P01
- Internal Wall Legend: SLH-ANO-P0-XX-DR-A-34701-P01
- Lockers Section and Plan: SLH-ANO-P0-XX-DR-A-46710-P01

Electrical, Mechanical and Plumbing

- Basement Lighting and Fire Alarm: 3831-FLATT-XX-B2-DR-E-2110 P01
- Basement Small Power: 3831-FLATT-XX-B2-DR-E-2210 P01
- Basement Mechanical Services: 3831-FLATT-XX-B2-DR-M-1110 P01
- Basement Drainage: 3831-FLATT-XX-B2-DR-P-3110 P01
- Basement Water Services: 3831-FLATT-XX-GF-DR-P-3212 P01

Documents

- Heritage Statement, prepared by Savills
- Heritage Survey, Phase 2 Soft Strip: SLH-ANO-B0-B1-DR-A-0300B

All received by the City Council as Local Planning Authority on 11 April 2025:

- Floor Plan: SLH-ANO-P0-00-DR-A-05100-P02
- Atkinson Street Elevation: SLH-ANO-P0-XX-DR-A-XXX P02

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 and the National Planning Policy Framework.

3. Notwithstanding the approved drawings, prior to the creation of the level access from Atkinson Street hereby approved, a detailed method statement and drawings shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include detailed measured drawings of the cutting of the slab and any measures to protect the listed building including the pavement light.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.

Reason: To ensure that satisfactory interventions into the Listed Building and in the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4. Notwithstanding Drawing Nos. SLH-ANO-P0-00-DR-A-20700-P01 and SLH-ANO-P0-00-DR-A-20701-P01, prior to the installation of the glazed sliding entrance door, a detailed method statement and drawings of this entrance door shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.

Reason: To ensure that satisfactory interventions into the Listed Building and in the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5. Notwithstanding Drawing Nos. SLH-ANO-P0-00-DR-A-05100-P01 and SLH-ANO-P0-XX-DR-A-XXX P02, prior to the installation of the safety gate hereby approved, a detailed method statement and drawings showing fixing details shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.

Reason: To ensure that satisfactory interventions into the Listed Building and in the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

6. Prior to the installation of the screen manifestation to the Atkinson Street elevation, a detailed method statement and drawings showing fixing details be submitted to the City Council as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.

Reason: To ensure that satisfactory interventions into the Listed Building and in the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7. Prior to the installation of bulkheads, a detailed method statement for the installation and the final details including drawings (ceiling plans and sections) shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The approved details shall be carried out in accordance with the approved details.

Reason: To ensure that satisfactory interventions into the Listed Building and in the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8. Prior to repairs to the basement slab and any works to original cornices, a detailed method statement, product specification and samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The approved details shall be carried out in accordance with the approved details.

Reason: To ensure that satisfactory interventions into the Listed Building and in the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9. Notwithstanding the approved drawings, prior to the restoration of original tiles, a survey of the tiles, a detailed method statement, product specifications and samples of any repairs shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be carried out in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Fifth Floor, Overseas House, Quay Street, Manchester, M3 3HN
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Ground Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
15 Quay Street, Manchester, M3 3HN
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
First Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Third Floor, 15 Quay Street, Manchester, M3 3HN
Moxey Hotel, 8 Atkinson Street, Manchester, M3 3HH
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
Old Grapes Inn, Quay Street, Manchester, M3 3JU
188 - 192 Deansgate, Manchester, M3 3ND
194 Deansgate, Manchester, M3 3ND
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Royal London House, 196 Deansgate, Manchester, M3 3WF
198 Deansgate, Manchester, M3 3NE
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
200 - 204 Deansgate, Manchester, M3 3NN
111 Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE

Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Store Rear Of 192, Deansgate, Manchester, M3 3ND
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
London House, 193 Deansgate, Manchester, M3 3NE
Overseas House, Quay Street, Manchester, M3 3HN
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
109 Sunlight House, Quay Street, Manchester, M3 3LE
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
1 Little Quay Street, Manchester, M3 3JU
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ

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 - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL