MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant	Agent (if used)
	Mr Jay Patel
Karrev (Sunlight Limited)	Savills UK Ltd
2 Noel Street	12 Booth Street
London	Manchester
WF 8GB	M2 4AW

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for works to glazed lantern dome, including removal of glazing, repairs and associated reinstatement works.

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

Date of application: 11 March 2025

Application number: 142377/LO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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) attached to this decision

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:

Drawings

- SLH-ANO-B0-XX-DR-A-02001_SITE LOCATION PLAN Revision: P1
- SLH-ANO-B0-XX-DR-A-05001_SITE PLAN Revision: P1
- SLH-ANO-PO-01-DR-A-05101 GA Plan Level 1 -Location of Glazed Dome

Documents
- Design Glass Report, March 2025 - including Method Statement for Works
- Heritage Impact Assessment prepared by Savills

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) Prior to the commencement of works, a programme shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall set out the key stages of works, including but not limited to:

i) Removal of glazed panels
ii) off-site conservation and repair
iii) inspection and repair of the steel frame
iv) reinstatement of the glazing

The programme shall demonstrate how each will safeguard the glazed lantern and shall be used to coordinate timing with identified hold points and inspections.

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

4) Prior the commencement of works, a detailed risk assessment shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include any potential heritage related risks associated with the work, including but not limited:

- Removal, handling, transportation, and installation of glazed panels
- Associated leadwork and any interventions to the steel structure

The assessment shall outline mitigation measures and identify hold points at which the Local Planning Authority shall be given the opportunity to inspect or review findings.

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

5) Prior to the commencement of dismantling and removal of the glass panels, a detailed method statement shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include the measures for protecting the building and glazing, the tools and techniques to be used, and how the panels will be safely stored on site and transported to the workshop.

The approved details shall be implemented within a timescale to be agreed by the City Council, as Local Planning Authority.

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.

6) Prior to any works to the cast iron frame, full details of the proposed scope of repair and/or redecoration shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include:

o Repair works shall include a detailed method statement and product specifications.
o Replacement of saddle bars or other materials will require samples.
o Where decoration is proposed, a paint analysis shall be carried out and submitted for review.

The approved details shall be implemented within a timescale to be agreed by the City Council, as Local Planning Authority.

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

7) Prior to works to glass panels involving the creation of the removable panels, detailed technical drawings and a method statement shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include the proposed interventions including how the existing panels will be adapted, the locations of any new panels, and the method by which the panels will be made visually 'invisible' as stated within the submitted documents.

The development shall be implemented 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

8) Prior to the installation of any replacement glass panels (clear and coloured), samples of the replacement glass and a survey shall be submitted to and approved in writing by the City Council as Local Planning Authority. The survey should include a full record of all glass proposed to be replaced.

The development shall be implemented 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

9) Within 2 weeks of the removal of the glass panels, a survey of the labelling of the glass panels shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This survey shall include a photographic record of each individual panel clearly referenced to its original location.

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

10) Prior to the reinstatement of the glazed lantern, a detailed method statement shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The method statement shall include full details of:

- Reinstatement process including sequence of works
- Materials and techniques to be used
- Method for securing glass panels
- How each panel will be reinstated to its original location based on the labelling system
- Timescales for reinstatement

The approved details shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

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

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 7 May 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.