

## **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](mailto:planning@manchester.gov.uk)

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

### **Listed Building Consent**

#### **Applicant**

Karrev (Sunlight Limited)  
2 Noel Street  
London  
WF 8GB

#### **Agent (if used)**

Mr Jay Patel  
Savills UK Ltd  
12 Booth Street  
Manchester  
M2 4AW

### **Part 1 – Particulars of the application/development**

---

**Proposal:** Listed Building Consent for internal refurbishment of fourth and fifth floors

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

**Date of application:** 13 February 2025

**Application number:** 142077/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**

---

### **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

All received by the City Council as Local Planning Authority on 5 February 2025:

- o SLH-ANO-B0-XX-DR-A-02001\_SITE LOCATION PLAN Revision: P1
- o SLH-ANO-B0-XX-DR-A-05001\_SITE PLAN Revision: P1
- o SLH-ANO-P0-04-DR-A-02104\_EXISTING ARRANGEMENT PLAN Revision: C02
- o SLH-ANO-P0-04-DR-A-03104\_DEMOLITION PLAN Revision: C01

- o SLH-ANO-P0-04-DR-A-38204\_REFLECTED CEILING PLAN Revision: C02
- o SLH-ANO-P0-04-DR-A-34104\_INTERNAL WALL SYSTEMS Revision: C01
- o SLH-ANO-P0-04-DR-A-37104\_FLOORING FINISHES PLAN Revision: C02
- o SLH-ANO-P0-04-DR-A-48104\_SKIRTING PLAN Revision: C01
- o SLH-ANO-P0-05-DR-A-02105\_EXISTING ARRANGEMENT PLAN Revision: C02
- o SLH-ANO-P0-05-DR-A-03105\_DEMOLITION PLAN Revision: C01
- o SLH-ANO-P0-05-DR-A-05105\_GENERAL ARRANGEMENT PLAN Revision: C02
- o SLH-ANO-P0-05-DR-A-38205\_REFLECTED CEILING PLAN Revision: C02
- o SLH-ANO-P0-05-DR-A-34105\_INTERNAL WALL SYSTEMS Revision: C01
- o SLH-ANO-P0-05-DR-A-37105\_FLOORING FINISHES PLAN Revision: C02
- o SLH-ANO-P0-05-DR-A-48105\_SKIRTING PLAN Revision: C01
- o SLH-ANO-P0-XX-DR-A-38702\_BULKHEAD DETAILS Revision: C02
- o SLH-ANO-P0-XX-DR-A-34702\_PROPOSED WALL DETAILS Revision: C01
- o SLH-ANO-P0-XX-DR-A-34703\_PROPOSED WALL DETAILS Revision: C01
- o SLH-ANO-P0-XX-DR-A-48700\_PROPOSED SKIRTING DETAILS Revision: C04

#### Mechanical & Electrical Drawings

- o SLH-ANO-P0-04-DR-A-02104\_EXISTING ARRANGEMENT PLAN LEVEL 04 Revision: C01
- o SLH-ANO-P0-05-DR-A-02105\_EXISTING ARRANGEMENT PLAN LEVEL 05 Revision: C01

#### Containment Drawings

- o 1298-CSD-XX-04-DR-E-6105\_Electrical Containment Layout Level 04
- o 1298-CSD-XX-05-DR-E-6106\_Electrical Containment Layout Level 05

#### Domestics

- o 1298-CSD-XX-04-DR-M-5305\_Domestic Water Layout Level 04
- o 1298-CSD-XX-05-DR-M-5306\_Domestic Water Layout Level 05 Heating & Cooling
- o 1298-CSD-XX-04-DR-M-5605\_Mechanical Heating & Cooling Layout Level 04
- o 1298-CSD-XX-05-DR-M-5606\_Mechanical Heating & Cooling Layout Level 05

#### Lighting

- o 1298-CSD-XX-04-DR-E-6305\_Electrical Lighting Layout Level 04
- o 1298-CSD-XX-05-DR-E-6306\_Electrical Lighting Layout Level 05 Small Power & Data

#### Data

- o 1298-CSD-XX-04-DR-E-6205\_Electrical Small Power & Data Layout Level 04
- o 1298-CSD-XX-05-DR-E-6206\_Electrical Small Power & Data Layout Level 05

#### Ventilation

- o 1298-CSD-XX-04-DR-M-5705\_Mechanical Ventilation on Layout Level 04
- o 1298-CSD-XX-05-DR-M-5706\_Mechanical Ventilation on Layout Level 05

#### Other supporting information

- o Design Statement prepared by Anomaly
- o Heritage Impact Assessment prepared by Savills

All received by the City Council as Local Planning Authority on 10 April 2025:

- o SLH-ANO-P0-05-DR-A-05105\_GENERAL ARRANGEMENT PLAN Revision: P02
- o SLH-ANO-P0-04-DR-A-05104\_GENERAL ARRANGEMENT PLAN Revision: P02

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

- o SLH-ANO-P0-05-DR-A-48105\_SKIRTING PLAN Revision: P02
- o SLH-ANO-P0-05-DR-A-37105\_FLOORING FINISHES PLAN Revision: P02
- o SLH-ANO-P0-05-DR-A-34105\_INTERNAL WALL SYSTEMS Revision: P02
- o SLH-ANO-P0-04-DR-A-48104\_SKIRTING PLAN Revision: P02
- o SLH-ANO-P0-04-DR-A-37104\_FLOORING FINISHES PLAN Revision: P02
- o SLH-ANO-P0-04-DR-A-34104\_INTERNAL WALL SYSTEMS Revision: 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) Prior to the commencement of any works to the flooring (other than soft strip) to Levels 4 and 5 of the building, a strategy to reveal, repair and reinstate as much of the parquet flooring on each identified floor as possible shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works to the flooring on each floor 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 a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the installation any new secondary glazing within the existing listed façade, a detailed method statement and specification of the secondary windows (including how they will be fitted and fixed to the historic fabric - appropriate sections, design/elevations and materials including colour) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also include any removal, alteration and repair of the historic fabric.

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 a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5) Notwithstanding the approved drawings and submitted methodology (dated 1st April 2025) prior to the restoration and repair of heritage features including the skirting and cornices to Levels 5 and 6, details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a methodology and details of repairs.

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 commencement of any works including soft strip, a strategy for the repair and reinstatement of any original tiles to Levels 4 & 5 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 a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7) Prior to the occupation of Levels 4 & 5, a tenant fit out strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should help inform the future strategy for the layout of spaces including removal partitions, fixtures and fittings.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant 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](http://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: 25 April 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](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://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.