

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

Approval of details reserved by condition

Applicant

Karrev (Sunlight) Ltd
C/o Agent

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 4 (M&E) attached to listed building consent 136161/LO/2023.

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

Date of application: 4 September 2024

Application number: CDN/24/0844

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 4 M and E

The following information has been submitted in respect of this planning condition:

- Electrical Services Distribution Board Schedule Ref 1298-CSD-ZZ-ZZ-SH-E-62001 P01 prepared by CSD
- Electrical Services Switch Board Schedule Ref 1298-CSD-ZZ-ZZ-SH-E-62002 P01 prepared by CSD
- Mechanical & Electrical Methodology prepared by MYCO
- General Arrangement Elevations Internal Atrium Ref SLH-ANO-P0-XX-DR-A-05410 prepared by Anomaly Mechanical Services
- 1298-CSD-XX-01-DR-SK-10001 Fan Coil Unit Zoning Level 1 P03
- 1298-CSD-XX-02-DR-SK-10001 Fan Coil Unit Zoning Level 2 P02
- 1298-CSD-XX-03-DR-SK-10001 Fan Coil Unit Zoning Level 3 P03
- 1298-CSD-XX-04-DR-SK-10001 Fan Coil Unit Zoning Level 4 P02
- 1298-CSD-XX-05-DR-SK-10001 Fan Coil Unit Zoning Level 5 P02
- 1298-CSD-XX-06-DR-SK-10001 Fan Coil Unit Zoning Level 6 P02
- 1298-CSD-XX-07-DR-SK-10001 Fan Coil Unit Zoning Level 7 P02

- 1298-CSD-XX-08-DR-SK-10001 Fan Coil Unit Zoning Level 8 P02
- 1298-CSD-XX-09-DR-SK-10001 Fan Coil Unit Zoning Level 9 P02
- 1298-CSD-XX-10-DR-SK-10001 Fan Coil Unit Zoning Level 10 P02
- 1298-CSD-XX-11-DR-SK-10001 Fan Coil Unit Zoning Level 11 P02
- 1298-CSD-XX-12-DR-SK-10001 Fan Coil Unit Zoning Level 12 P02
- 1298-CSD-XX-13-DR-SK-10001 Fan Coil Unit Zoning Level 13 P03

Schematics

- 1298-CSD-XX-XX-DR-M-5031 Domestic Water Schematic Sheet 1 of 2 P01
- 1298-CSD-XX-XX-DR-M-5032 Domestic Water Schematic Sheet 2 of 2 P01
- 1298-CSD-XX-XX-DR-M-5021 Above Ground Drainage Schematic 1 of 2 P03
- 1298-CSD-XX-XX-DR-M-5022 Above Ground Drainage Schematic 2 of 2 P03
- 1298-CSD-XX-XX-DR-M-5071 Ventilation Schematic P02

Drainage

- 1298-CSD-XX-B1-DR-M-5200 Above Ground Drainage Layout Basement P03
- 1298-CSD-XX-00-DR-M-5201 Above Ground Drainage Layout Level 00 P03
- 1298-CSD-XX-01-DR-M-5202 Above Ground Drainage Layout Level 01 P03
- 1298-CSD-XX-02-DR-M-5203 Above Ground Drainage Layout Level 02 P03
- 1298-CSD-XX-03-DR-M-5204 Above Ground Drainage Layout Level 03 P03
- 1298-CSD-XX-04-DR-M-5205 Above Ground Drainage Layout Level 04 P03
- 1298-CSD-XX-05-DR-M-5206 Above Ground Drainage Layout Level 05 P03
- 1298-CSD-XX-06-DR-M-5207 Above Ground Drainage Layout Level 06 P03
- 1298-CSD-XX-07-DR-M-5208 Above Ground Drainage Layout Level 07 P03
- 1298-CSD-XX-08-DR-M-5209 Above Ground Drainage Layout Level 08 P03
- 1298-CSD-XX-09-DR-M-5210 Above Ground Drainage Layout Level 09 P03
- 1298-CSD-XX-10-DR-M-5211 Above Ground Drainage Layout Level 10 P03
- 1298-CSD-XX-11-DR-M-5212 Above Ground Drainage Layout Level 11 P03
- 1298-CSD-XX-12-DR-M-5213 Above Ground Drainage Layout Level 12 P03
- 1298-CSD-XX-13-DR-M-5214 Above Ground Drainage Layout Level 13 P03
- 1298-CSD-XX-14-DR-M-5215 Above Ground Drainage Layout Level 14 P03
- 1298-CSD-XX-RF-DR-M-5216 Above Ground Drainage Layout Roof P03

Domestics

- 1298-CSD-XX-B1-DR-M-5300 Domestic Water Layout Basement P01
- 1298-CSD-XX-00-DR-M-5301 Domestic Water Layout Level 00 P01
- 1298-CSD-XX-01-DR-M-5302 Domestic Water Layout Level 01 P01
- 1298-CSD-XX-02-DR-M-5303 Domestic Water Layout Level 02 P01
- 1298-CSD-XX-03-DR-M-5304 Domestic Water Layout Level 03 P01
- 1298-CSD-XX-06-DR-M-5307 Domestic Water Layout Level 06 P01
- 1298-CSD-XX-07-DR-M-5308 Domestic Water Layout Level 07 P01
- 1298-CSD-XX-08-DR-M-5309 Domestic Water Layout Level 08 P01
- 1298-CSD-XX-09-DR-M-5310 Domestic Water Layout Level 09 P01
- 1298-CSD-XX-10-DR-M-5311 Domestic Water Layout Level 10 P01
- 1298-CSD-XX-11-DR-M-5312 Domestic Water Layout Level 11 P01
- 1298-CSD-XX-12-DR-M-5313 Domestic Water Layout Level 12 P01
- 1298-CSD-XX-13-DR-M-5314 Domestic Water Layout Level 13 P01
- 1298-CSD-XX-14-DR-M-5315 Domestic Water Layout Level 14 P01
- 1298-CSD-XX-RF-DR-M-5316 Domestic Water Layout Roof P01

Ventilation

- 1298-CSD-XX-00-DR-M-5701 VENTILATION LAYOUT LEVEL 00 P02
- 1298-CSD-XX-01-DR-M-5702 VENTILATION LAYOUT LEVEL 01 P02
- 1298-CSD-XX-02-DR-M-5703 VENTILATION LAYOUT LEVEL 02 P02
- 1298-CSD-XX-03-DR-M-5704 VENTILATION LAYOUT LEVEL 03 P02
- 1298-CSD-XX-06-DR-M-5707 VENTILATION LAYOUT LEVEL 06 P02
- 1298-CSD-XX-07-DR-M-5708 VENTILATION LAYOUT LEVEL 07 P02

- 1298-CSD-XX-08-DR-M-5709 VENTILATION LAYOUT LEVEL 08 P02
- 1298-CSD-XX-09-DR-M-5710 VENTILATION LAYOUT LEVEL 09 P02
- 1298-CSD-XX-10-DR-M-5711 VENTILATION LAYOUT LEVEL 10 P02
- 1298-CSD-XX-11-DR-M-5712 VENTILATION LAYOUT LEVEL 11 P02
- 1298-CSD-XX-12-DR-M-5713 VENTILATION LAYOUT LEVEL 12 P02
- 1298-CSD-XX-13-DR-M-5714 VENTILATION LAYOUT LEVEL 13 P02

Electrical Services

Containment

- 1298-CSD-XX-B1-DR-E-6100 Electrical Services Containment Layout Basement P02
- 1298-CSD-XX-00-DR-E-6101 Electrical Services Containment Layout Level 00 P02
- 1298-CSD-XX-01-DR-E-6102 Electrical Services Containment Layout Level 01 P02
- 1298-CSD-XX-02-DR-E-6103 Electrical Services Containment Layout Level 02 P02
- 1298-CSD-XX-03-DR-E-6104 Electrical Services Containment Layout Level 03 P03
- 1298-CSD-XX-06-DR-E-6107 Electrical Services Containment Layout Level 06 P02
- 1298-CSD-XX-07-DR-E-6108 Electrical Services Containment Layout Level 07 P02
- 1298-CSD-XX-08-DR-E-6109 Electrical Services Containment Layout Level 08 P02
- 1298-CSD-XX-09-DR-E-6110 Electrical Services Containment Layout Level 09 P02
- 1298-CSD-XX-10-DR-E-6111 Electrical Services Containment Layout Level 10 P02
- 1298-CSD-XX-11-DR-E-6112 Electrical Services Containment Layout Level 11 P02
- 1298-CSD-XX-12-DR-E-6113 Electrical Services Containment Layout Level 12 P02
- 1298-CSD-XX-13-DR-E-6114 Electrical Services Containment Layout Level 13 P02
- 1298-CSD-XX-14-DR-E-6115 Electrical Services Containment Layout Level 14 P02
- 1298-CSD-XX-RF-DR-E-6116 Electrical Services Containment Layout Roof Level P02

Small Power & Data

- 1298-CSD-XX-B1-DR-E-6200 Electrical Services Small Power & Data Layout

Basement P01

- 1298-CSD-XX-00-DR-E-6201 Electrical Services Small Power & Data Layout Level 00 P01
- 1298-CSD-XX-01-DR-E-6202 Electrical Services Small Power & Data Layout Level 01 P01
- 1298-CSD-XX-02-DR-E-6203 Electrical Services Small Power & Data Layout Level 02 P01
- 1298-CSD-XX-03-DR-E-6204 Electrical Services Small Power & Data Layout Level 03 P01
- 1298-CSD-XX-06-DR-E-6207 Electrical Services Small Power & Data Layout Level 06 P01
- 1298-CSD-XX-07-DR-E-6208 Electrical Services Small Power & Data Layout Level 07 P01
- 1298-CSD-XX-08-DR-E-6209 Electrical Services Small Power & Data Layout Level 08 P01
- 1298-CSD-XX-09-DR-E-6210 Electrical Services Small Power & Data Layout Level 09 P01
- 1298-CSD-XX-10-DR-E-6211 Electrical Services Small Power & Data Layout Level 10 P01
- 1298-CSD-XX-11-DR-E-6212 Electrical Services Small Power & Data Layout Level 11 P01
- 1298-CSD-XX-12-DR-E-6213 Electrical Services Small Power & Data Layout Level 12 P01
- 1298-CSD-XX-13-DR-E-6214 Electrical Services Small Power & Data Layout Level 13 P01
- 1298-CSD-XX-14-DR-E-6215 Electrical Services Small Power & Data Layout Level 14 P01

- 1298-CSD-XX-RF-DR-E-6216 Electrical Services Small Power & Data Layout Roof P01
- Lighting
- 4084-KIN-XX-00-DR-E-6300 Electrical Services Ground Floor Lighting Services Layout T3
- 4084-KIN-XX-01-DR-E-6300 Electrical Services First Floor Lighting Services Layout T3
- 4084-KIN-XX-02-DR-E-6300 Electrical Services Second Floor Lighting Services Layout T3
- 4084-KIN-XX-03-DR-E-6300 Electrical Services Third Floor Lighting Services Layout T3
- 4084-KIN-XX-06-DR-E-6300 Electrical Services Sixth Floor Lighting Services Layout T3
- 4084-KIN-XX-07-DR-E-6300 Electrical Services Seventh Floor Lighting Services Layout T3
- 4084-KIN-XX-08-DR-E-6300 Electrical Services Eighth Floor Lighting Services Layout T3
- 4084-KIN-XX-09-DR-E-6300 Electrical Services Ninth Floor Lighting Services Layout T3
- 4084-KIN-XX-10-DR-E-6300 Electrical Services Tenth Floor Lighting Services Layout T3
- 4084-KIN-XX-11-DR-E-6300 Electrical Services Eleventh Floor Lighting Services Layout T3
- 4084-KIN-XX-12-DR-E-6300 Electrical Services Twelfth Floor Lighting Services Layout T3
- 4084-KIN-XX-13-DR-E-6300 Electrical Services Thirteenth Floor Lighting Services Layout T3
- Schematics
- 1298-CSD-XX-XX-DR-E-6001 Electrical Services LV Distribution New Schematic P03
- Co-ordinated Services
- 1298-CSD-XX-XX-DR-ME-0001 Typical Bulkhead Design P02
- BWIC
- 1298-CSD-XX-00-DR-BW-2501 Builderswork Requirements Layout Level 00 P02
- 1298-CSD-XX-01-DR-BW-2502 Builderswork Requirements Layout Level 01 P02
- 1298-CSD-XX-02-DR-BW-2503 Builderswork Requirements Layout Level 02 P02
- 1298-CSD-XX-03-DR-BW-2504 Builderswork Requirements Layout Level 03 P02
- 1298-CSD-XX-04-DR-BW-2505 Builderswork Requirements Layout Level 04 P01
- 1298-CSD-XX-05-DR-BW-2506 Builderswork Requirements Layout Level 05 P01
- 1298-CSD-XX-06-DR-BW-2507 Builderswork Requirements Layout Level 07 P02
- 1298-CSD-XX-07-DR-BW-2508 Builderswork Requirements Layout Level 08 P02
- 1298-CSD-XX-08-DR-BW-2509 Builderswork Requirements Layout Level 09 P02
- 1298-CSD-XX-09-DR-BW-2510 Builderswork Requirements Layout Level 10 P02
- 1298-CSD-XX-10-DR-BW-2511 Builderswork Requirements Layout Level 06 P02
- 1298-CSD-XX-11-DR-BW-2512 Builderswork Requirements Layout Level 11 P02
- 1298-CSD-XX-12-DR-BW-2513 Builderswork Requirements Layout Level 12 P02
- 1298-CSD-XX-13-DR-BW-2514 Builderswork Requirements Layout Level 13 P02
- 1298-CSD-XX-14-DR-BW-2515 Builderswork Requirements Layout Level 14 & Roof P03
- 1298-CSD-XX-RF-DR-BW-2516 Builderswork Requirements Layout Roof P03
- Plant Room
- 1298-CSD-XX-RF-DR-ME-5901 Plant Layout roof C01
- Technical Submissions
- Electrical Technical Submissions

- TS-E-001 Access Control 1
- TS-E-002 Containment 1
- TS-E-003 Main LV Switchboard 1
- TS-E-004 Distribution Boards 1
- TS-E-005 Internal Lighting 1
- TS-E-006 Lighting Controls 1
- TS-E-007 Wiring Accessories 1
- TS-E-008 Fire Alarm 1
- TS-E-009 CCTV 1
- TS-E-011 PV System 1
- TS-E-014 Dado Trunking 1
- TS-E-015 Electrical Design Criteria 1
- TS-E-016 Underfloor Busbar 1
- TS-E-017 Data 1

Mechanical Technical Submissions

- TS-M-001 Office Grilles 1
- TS-M-002 Electric Panel heaters 1
- TS-M-003 Hand Dryers 1
- TS-M-004 Water Heaters 1
- TS-M-006 Booster Set 1
- TS-M-008 Attenuators 1
- TS-M-009 Pipework 1
- TS-M-010 Cold Water Tank 1
- TS-M-011 WC Extract Fans 1
- TS-M-012 WC Grilles and Louvres 1
- TS-M-013 Air Con 1
- TS-M-014 Design Criteria 1
- TS-M-016 Sump Pumps 1
- TS-M-017 Raised Planr deck loadings 1
- TS-M-019 Water Meters 1
- TS-M-020 Leak Detection 1
- TS-M-021 External Louvres 1

Recieved by the City Council, as Local Planning Authority, on the 18 November 2024

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 4 is now formally discharged on this basis.

Date: 3 December 2024

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 Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 his 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.