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)
Kinrise (Sunlight Limited) 2 Noel Street London WF 8GB	Mr Jay Patel Savills UK Ltd 12 Booth Street Manchester M2 4AW

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the removal plant from adjacent car park roof deck to level 14 and 15 plant rooms together with installation of Photovoltaics (PV) on internal faces of mansard roof

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

Date of application: 24 February 2023

Application number: 136163/LO/2023

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. Pre application advice has been sought in respect of this matter where early discussions took place regarding the proposals and the impact on the listed building. Further consideration and discussions have taken place during the course of the 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:

SLH-ANO-P0-14-DR-A-05114-P2, SLH-ANO-P0-14-DR-A-05214-P2, SLH-ANO-P0-RF-DR-A-051RF-P1, SLH-ANO-P0-XX-DR-A-05401-P2, SLH-ANO-P0-XX-DR-A-05402-P1, SLH-ANO-P0-XX-DR-A-05403-P1, SLH-ANO-P0-XX-DR-A-22601-P1, SLH-ANO-P0-XX-DR-A-22603-P3, SLH-ANO-P0-XX-DR-A-22702-P1,

All received by the City Council, as Local Planning Authority, on the 20 July 2023

4084-KIN-XX-14-DR-M-5000, 4084-KIN-XX-RF-DR-E-6900, 4084-KIN-XX-RF-DR-E-6900 and 4084-KIN-XX-RF-DR-M-5000 received by the City Council, as Local Planning Authority, on the 6 February 2023

SLH-ANO-P0-13-DR-A-05113-P4 received by the City Council, as Local Planning Authority, on the 24 July 2023

Sunlight House Planning response document received by the City Council, as Local Planning Authority, on the 20 July 2023

Planning response document received by the City Council, as Local Planning Authority, on the 19 June 2023

Energy statement, Heritage statement and design and access statement received by the City Council, as Local Planning Authority, on the 6 February 2023

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.

3) Prior to the commencement of strip out works, a detailed method statement shall be submitted detailing how the fabric will be removed together how the remaining historic fabric will be repaired once removal takes place. This condition applies to the following works:

- Removal of redundant risers, plant and M&E; and
- Internal strip out of Levels 13 and 14.

The removal works shall be carried out in accordance with the approved details. Should any other parts of the Listed structure become damaged as a consequence of the removal/alteration work then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure the method used to remove historic fabric is appropriate and that any damaged to the historic fabric is repaired to a satisfactory standard pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

4) Prior to the commencement of works to install any relevant mechanical and electrical (M & E) installations (lighting) attached to any listed fabric, detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric 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).

5) Prior to the works (other than strip out) to refurbish level 13 to create offices, a detailed method statement and specification for the alteration and repair of the flooring, ceilings and other historic features within the space (including creation of plant space) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods to avoid damaged to the historic fabric and details, materials to be used and how listed fabric will be repaired and altered.

The repairs must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first use of this space as offices.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the repairs and alterations are done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building 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.

6) Prior to the works (other than strip out) to refurbish level 14 to create plant space, a detailed method statement and specification for the alteration and repair of the windows, flooring, installation of partitions, ceilings, repair of cornice, white glazed bricks and other historic features within the space (including creation of plant space) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods to avoid damaged to the historic fabric and details, materials to be used and how listed fabric will be repaired and altered.

The repairs must be carried out in accordance with this method statement and specification.

The approved details shall then be implemented as part of the development and be completed prior to the first use of this space as offices.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the repairs and alterations are done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building 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) The PV panels shall be implemented in accordance with drawings SLH-ANO-P0-XX-DR-A-22702-P1 and SLH-ANO-P0-RF-DR-A-051RF-P1 received by the received by the City Council, as Local Planning Authority, on the 20 July 2023.

In the event that the PV panels are no longer required, they shall be removed and the roof made good in accordance with a method statement submitted to the City Council, as Local Planning Authority, prior to the works taking place. The development shall be carried out in accordance with the approved method statement.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1, EN3 and DM1 of the Manchester Core Strategy (2012).

8) Prior to the installation of any scaffolding, details of scaffolding (including location of fixings) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented.

Prior to the removal of the scaffolding, a repair strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any repairs shall be carried out in accordance with the approved strategy and completed within a timescale agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the repairs and alterations are done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building 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

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 Coal Authority in Appendix A.

Date: 24 July 2023

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.