

Planning

Growth & Development

Delegated officer report for planning application

Application no.	136161/LO/2023	
Date registered valid:	24 February 2023	
Proposal:	Listed Building Consent for the refurbishment of the office areas including ground floor reception area together with elevational alterations	
Address:	Sunlight House, Quay Street, Manchester, M3 3JZ	
Ward(s):	Deansgate	Ward
Applicant:	Kinrise (Sunlight Limited)	
Agent (if any):	Mr Jay Patel Savills UK Ltd	
Case officer:	Jennifer Tel: 0161 234 Email: jennifer.atkinson@manchester.gov.uk	Atkinson 4517
Recommendation:	Approve	
Date of recommendation:	27.07.2023	

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 28 February 2023 Expired: 21 March 2023

Neighbour notifications

Printed: 28 February 2023 Expired: 21 March 2023

Site notice

Posted: Expired:

Press advert

Published: 7 March 2023 Expired: 28 March 2023

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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.

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of area

The application site is located in the heart of the city centre. Quay Street contains a variety of commercial uses and buildings.

Description of development

Listed Building Consent for the refurbishment of the office areas including ground floor reception area together with elevational alterations

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.

Policy

Manchester Core Strategy (2012) – relevant policies include SP1, EC1, EC3, EN1, EN3, EN4, CC1, CC9, CC10 and DM1

Unitary Development Plan for the City of Manchester (1995) – relevant saved policies DC18, DC19 and DC26

Guide to development in Manchester SPD

National Planning Policy Framework (2021)

Issues

Impact of the listed building

The significance of the listed building is both historic and architectural (internal and external). The applicant has provided a heritage statement which clearly outlines the key features to understand the building including its association with the prominent local figure of Joseph Sunlight, as well as being a milestone in the history of Manchester's development and the wider transition from industrial to commercial in this part of this city.

The architectural interest of Sunlight House is considered to be primarily derived from its external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key architectural feature, which gives the building a unique character. Internally the building has undergone numerous stages of refurbishment during its history, with the resulting loss of original features throughout the building and considerable variety across different floors. This is particularly apparent at fourteenth floor level, which exhibits very little original fabric and is in a poor state of repair.

A summary of the proposed works is as follows:

- redesign of the ground floor reception area, including the introduction of a double-winged staircase and new café within this space;
- refurbishment of the south-eastern corner of the first floor office space and creation of a new access point to the lightwell here;
- establishing a general template for refurbishment of office space at second and third floor level, as well as part of the sixth floor and levels seven -twelve, including installation of secondary glazing to windows;

- flexible approach to partitioning of this office space in order to respond to tenant's requirements, in line with a set of established principles;
- reconfiguring WC provision across these floors;
- redecoration of existing stair core and lift cars;
- refurbishing thirteenth floor tower rooms as meeting spaces;
- restoration of existing maintenance room at thirteenth floor to office space.

Ground floor

The character of the existing ground floor is primarily that of a modern reception area. The key feature in this space is the original stone lobby surround, marked with 'Sunlight House'. This is retained as part of the proposals within the café space, including the re-opening of the original main entrance at the south-eastern corner of the building. This is currently not in use, and having this accessible will better reveal the significance of the surviving door surround in its historic location at the original entrance.

Better connections would be provided between the ground and first floor in the form of a double winged staircase, inspired by double staircases seen on the original plans for the ground floor. These staircases will provide direct access to the first floor mezzanine, which is currently accessed through the central stair-core/lifts.

There would also be the removal of the seed gates which would remove visual clutter from the listed building.

Parquet floor would also be used in the reception area which references that found in the upper floors of the building

New lighting would be provided in this space. A new partition is also to provided in this space. This would create a degree of harm in the space. This is required for fire compartmentation which is a clear and convincing justification.

First floor

The proposals for the first floor office space are limited to the south-eastern corner due to current tenancy arrangements, with the existing partitions removed to create an open-plan space.

As shown by comparison with original plans, these partitions do not represent the original plan form here, and their loss is therefore not considered to affect the significance of the listed building.

Though survival of historic features is minimal within this space, its refurbishment will better reveal those that are present. For example the doors onto the balconette above Little Quay Street will become the centrepiece of the proposed meeting space here, whilst original coffered ceilings will be revealed and restored through the removal of existing modern suspended ceilings, and parquet flooring reintroduced.

One of the windows would be converted to a door into the lightwell, in order to create a usable access to the lightwell. Part of the modern partition to the meeting room here will also be removed in order to create an entrance. The lightwell is currently only accessible through the window of one of the maintenance offices at first floor level, and is therefore not currently accessible by tenants. The removal of the window would cause a low level of harm.

There would be improvements to the outdoor space, by introducing a combination of bench and loose seating, as well as planting. The drainage here will also be improved and existing cabling concealed in order to make this a usable outdoor space. The protective cover to the glazed lantern above the pool below will also undergo a light touch refurbishment, in order to improve its overall aesthetic quality.

Upper floors

The condition of the various office floors is varied across the building at the upper levels.

Some of these floors (such as level eight) maintain the historic character of the building, however other floors have been heavily refurbished in a modern office style and exhibit very little of the building's original character (for example level three).

This is due to the approach taken by different tenants in different locations. The proposal would refurbish the space to enhance their character.

The eighth floor is the closest existing floor to the original design intent. The modern partitions and other office fixtures at other floors would be stripped back to this bare state before being refurbished fully.

The eighth floor has been refurbished within the last few years, including features such as a raised access floor, incongruous 'pendant' lights to the ceiling coffers and an intrusive bulkhead running the length of the space.

The proposals seek to enhance the surviving original features through the more sensitive use of lighting to sit within and thereby highlight and celebrate the distinct ceiling coffers, as an improvement to the existing pendant lights which are not aligned with the coffers and detract from this key architectural feature.

Investigation works have been undertaken to understand the extent of original parquet flooring in the upper floors. The parquet flooring is evidence in on most floors but is a varying condition. There is also evidence of removal and installation of concrete bedded services which now cannot be removed and floor reinstated.

Revealing as much of the original floor is paramount and therefore a condition of the approval will be to agreed the approach for each floor once the full extent of the condition is known. This should be agreed as part of the condition of the approval.

Final tenant fit out strategy would also need to be agreed by condition. There would be necessary subdivision which is acceptable in principle. The applicant has provided a worst case scenario as part of the submission which allow spaces to remain as open as possible.

Windows

The original sash windows across the building will be refurbished and made good as part of the proposals, providing a clear heritage benefit. The installation of sensitive secondary glazing to these windows is also proposed as part of the scheme. This measure is being taken in order to improve the overall energy efficiency of the listed building, and provide for its long term sustainability. This secondary glazing will reflect the character of the sash windows themselves. Final details of the repairs to existing windows and secondary glazing would be agreed by planning condition.

WCs

The WC's to each floor are also proposed to be refurbished as part of the scheme. This is partly due to wider plant requirements, but also to update the design of these spaces as part of the wider refurbishment and provide accessible toilets to each level. The location of the WC's themselves will remain the same, with the internal partitions carefully designed in order to avoid blocking any external windows to the lightwell. A corridor is also introduced from the northern stair-core to the eastern WC's, to allow these to be shared between different tenants as necessary.

Re-decoration

Light touch redecoration to the stairwells and lifts is also proposed, with the original skirting boards and cornicing here refurbished as part of the proposals, and parquet flooring reintroduced to the landings. These works are considered to provide a heritage benefit to the listed building, through the restoration of such original features.

Distinctive tower rooms

The distinctive tower rooms at this level will also be fully refurbished. These spaces have minimal surviving historic fabric, with the windows, flooring and other joinery having been replaced. The proposal would introduce a design to these spaces which is more sympathetic to their original character. This includes the restoration of parquet flooring to these rooms, and a more sensitive finish which celebrates the distinctive domed roofs of these rooms. This is considered to provide a further heritage benefit through improving the condition of these spaces, along with the restoration of areas of original skirting board and joinery in the lift lobby at this level.

Heritage Assessment

The proposal would cause of a low level of less than substantial harm to the significance of the listed building.

There would be a low level of harm through the introduction of partitions at the ground floor, removal of a window at first floor and introduction of partition and secondary glazing. This would amount of a low level of harm. There are heritage benefits to the proposal including better revealing of features of the building including flooring, repair of windows, tower rooms and more holistic M and E strategy.

The refurbishment of the officers would allow the applicant to attract tenants to the spaces which would be more energy efficiency and refurbished to a high specification. This would enable to the continue use of the listed building.

In line with the requirements of paragraph 202 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme. There would be benefits associated with improving the legibility of the spaces and sensitive refurbishment of the development including a revised M and E strategy. There would be heritage benefits associated with restatement of the level 13 office space. These benefits are considered to ensure that the occupation of the office space that meets modern standards.

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. 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) to be attached to decision for approval OR Reasons for recommendation to refuse

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

SLH-ANO-P0-00-DR-A-05100 P1, SLH-ANO-P0-00-DR-A-05200 P1, SLH-ANO-P0-00-DR-A-26601 P1, SLH-ANO-P0-01-DR-A-05101 P1, SLH-ANO-P0-01-DR-A-05201 P2, SLH-ANO-P0-01-DR-A-26602 P1, SLH-ANO-P0-02-DR-A-05102 P1, SLH-ANO-P0-02-DR-A-05202 P1, SLH-ANO-P0-03-DR-A-05103 P1, SLH-ANO-P0-03-DR-A-05203 P1, SLH-ANO-P0-06-DR-A-05106 P1, SLH-ANO-P0-06-DR-A-05206 P1, SLH-ANO-P0-07-DR-A-05107 P1, SLH-ANO-P0-07-DR-A-05207 P1, SLH-ANO-P0-08-DR-A-05108 P1, SLH-ANO-P0-08-DR-A-05208 P1, SLH-

ANO-P0-08-DR-A-05208B P1, SLH-ANO-P0-09-DR-A-05109 P1, SLH-ANO-P0-09-DR-A-05209 P1, SLH-ANO-P0-10-DR-A-05110 P1, SLH-ANO-P0-10-DR-A-05210 P2, SLH-ANO-P0-11-DR-A-05111 P1, SLH-ANO-P0-11-DR-A-05211 P2, SLH-ANO-P0-12-DR-A-05112 P1, SLH-ANO-P0-12-DR-A-05212 P2, SLH-ANO-P0-13-DR-A-05213 P2, SLH-ANO-P0-XX-DR-21404 P1, SLH-ANO-P0-XX-DR-21701 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-21101 P2, SLH-ANO-P0-XX-DR-A-21401 P2, SLH-ANO-P0-XX-DR-A-21402 P2, SLH-ANO-P0-XX-DR-A-21403 P2, SLH-ANO-P0-XX-DR-A-21702 P1, SLH-ANO-PO-XX-DR-A-05601 P1, SLH-ANO-PO-XX-DR-A-05602 P1, SLH-ANO-PO-XX-DR-A-05603 P1, SLH-ANO-PO-XX-DR-A-26302 P1

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

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

Responded to MCC Received by the City Council, as Local Planning Authority, on the 20 July 2023

Energy, Heritage statement and ventilation 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 (including removal of partitions to upper floors, suspended ceilings and WCs), a detailed method statement for the soft strip of the building shall be submitted for approval in writing by the City Council.

The soft strip 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 (including ceiling 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 any works to repair the existing windows, a window repair strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a method for undertaking the work and a paint sample analysis to inform the colour of the repaired windows.

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.

6) 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.

7) Prior to the installation of the glazed and solid partitions to the ground and upper floors hereby approved a detailed method statement and specification (including fixing details) together with an onsite example of the proposed abutment detail and fixing shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - To ensure that a satisfactory works to the historic fabric acceptable 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/PPG.

8) Prior to the commencement of works to the stairwells and lifts, a detailed method statement and specification of works to repair, alter and reinstate timber work (skirting) and cornicing 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.

9) Prior to the commencement of works to install the new staircase to the ground floor, a detailed method statement and specification of works to alter the listed building and install the staircase 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.

10) Prior to the commencement of works to remove the suspended ceiling and window to the first floor, final details for the doorway to lightwell, ceiling and parquet floors shall be submitted for approval 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.

11) Prior to the commencement of works to the ground floor, a fit out strategy for the space shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include installation of partitions and parquet flooring. 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.

12) Prior to the commencement of works to the rotunda, a fit out strategy for the space shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall

include installation of flooring, timber work and lighting. 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.

13) Prior to any works commencing on the lightwell, final details shall be submitted in respect of landscaping works including any repairs and method of fixing to the listed building shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should 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.

14) Prior to the commencement of any works to the flooring (other than soft strip) to each upper floor of the building (as set out in Section 9 of the Anomaly Response to MCC Document on July 20th 2023), 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.

15) Prior to the first use of each of the upper floors of the building, 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.

The strategy shall then inform the future layout of the spaces on each floor.

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
National Amenity Societies

OZON SOLICITORS LIMITED, Second Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Banyan Bar, Ground Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Seventh Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
GL HEARN LTD, Fourth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
First Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
Fourth Floor To Sixth Floor, 2 Hardman Street, Manchester, M3 3HF
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
188 - 192 Deansgate, Manchester, M3 3ND
15 Quay Street, Manchester, M3 3HN
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 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
111 Sunlight House, Quay Street, Manchester, M3 3LE
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
1302 Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Third Floor, 15 Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Overseas House, Quay Street, Manchester, M3 3HN
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Opera House, Quay Street, Manchester, M3 3HP
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
198 Deansgate, Manchester, M3 3NE
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
5 - 7 Byrom Street, Manchester, M3 4PF
17 Quay Street, Manchester, M3 3HN

194 Deansgate, Manchester, M3 3ND
 Royal London House, 196 Deansgate, Manchester, M3 3WF
 200 - 204 Deansgate, Manchester, M3 3NN
 MEDIACOM NORTH LIMITED, 1 Hardman Street, Manchester, M3 3HF
 Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
 Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
 Fourth Floor Office 4A, Vantage Point, Hardman Street, Manchester, M3 3HF
 NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
 Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
 DWF, 1 Scott Place, Manchester, M3 3AA
 Moxy Hotel, 8 Atkinson Street, Manchester, M3 3HH
 Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
 1 Little Quay Street, Manchester, M3 3JU
 1 Byrom Place, Manchester, M3 3HG
 Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
 Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
 Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
 Third 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
 Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
 London House, 193 Deansgate, Manchester, M3 3NE
 Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
 Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
 Eighth And Ninth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
 Unit 2B, 2 Hardman Street, Manchester, M3 3HF
 Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
 Store Rear Of 192, Deansgate, Manchester, M3 3ND
 The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
 Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
 Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
 Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
 2 Hardman Street, Manchester, M3 3HF
 Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
 Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
 MANSON INSURANCE LTD, Ground Floor, 15 Quay Street, Manchester, M3 3HN
 Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
 Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
 Suite 603 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
 Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
 Third Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
 Sixth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF
 Fifth Floor, Vantage Point, Hardman Street, Manchester, M3 3HF

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
 Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
 Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

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