

Planning

Growth & Development

Delegated officer report for planning application

Application no. 136162/FO/2023 and 136163/LO/2023

Date registered valid: 24 February 2023

Proposal: Removal plant from car park roof deck to level 14 and 15 plant rooms together with installation of Photovoltaics (PV) on internal faces of mansard roof and elevational alterations

And

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

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 Atkinson
Tel: 0161 234 4517
Email: jennifer.atkinson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 20 July 2023

Application details

Type of application: Full Application Consent

Development type: Minor Other

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

This application seeks to consolidate and the relocate the existing plant equipment from the adjacent car park roof deck to level 14 and 15, together with the installation of PV panels on the internal face of the mansard roof.

The proposals include the removal of a failing and critically damaged system which will protect users of the building together with the relocation of the water tanks into the basement plant room and new heat pumps provided behind a louvered plant screen to protect visual amenity and allow for requisite air flow around the equipment.

At level 14 existing partition walls will be removed to enable a larger area for plant space and the plant within the maintenance room at level 13 will be relocated to level 14 and the basement to allow this significant area to return to office use (subject to a separate application).

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.

Highway Services – Require a construction management plan to be conditioned.

Environmental Health – Require a condition in respect of agreeing the details associated with the plant.

Flood Risk and Drainage Team – Require an informative in respect of any future drainage system.

Secured by Design at Greater Manchester Police – No comment to make

Works and Skills Team – Do not require condition.

Historic England – Do not wish to comment.

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

Principle

The current arrangement for the buildings air conditioning plant sits on top of the adjacent car park building rising up the building through modern, low quality risers and areas within the western façade.

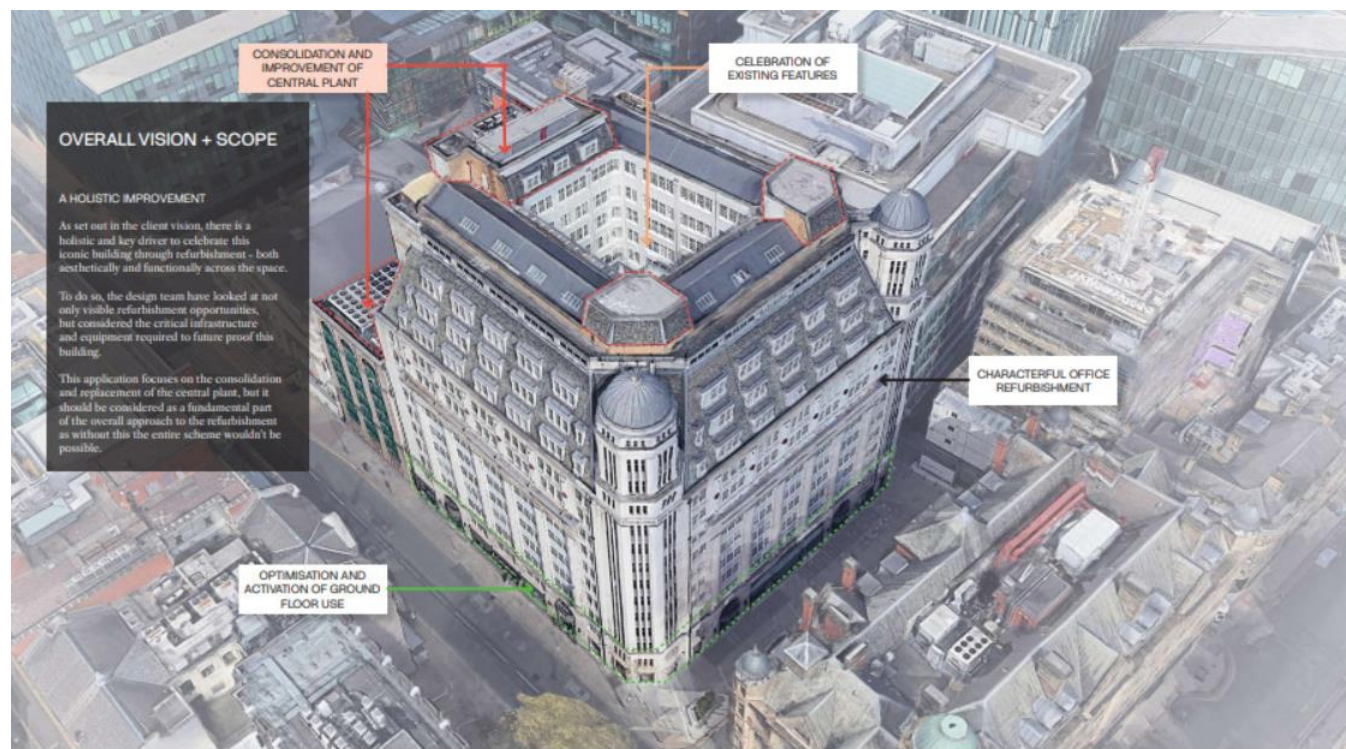
In addition, there are water tanks and additional elements of plant equipment on top of the roof in the area, with further plant equipment below in level 14.

An area of former office at level 13 has been converted at some stage into a maintenance room, with a mezzanine installed containing various elements of water tank storage and air conditioning equipment. It provides a quite space inefficient storage space for water tanks and some air handling kit alongside a maintenance office

Level 14 is accessed via a locked staircase to the rear core from level 13, with no lift access. It was initially drawn and used as a caretakers loft and plant room but has clearly for some years not been used for this reason. The current condition is poor with non original walls dividing the space that is used for ad-hoc building management storage. A significant part of this level is taken up by the goods lift motor room and boiler plant leading to external access to level 15 (roof level) via a metal cat-ladder.

The proposals seek to re-purpose the space including removal of non original partition walls and retain historic features and fittings whilst future proofing benefits of consolidating central plant equipment into this area, resulting in an appropriate design for this service area of the building.

The proposals are considered to be acceptable in principle. The proposal would allow upgrading of the plant and M&E system at the development which would help with the buildings energy demands and make the development more efficient. The effect of the listed building, including the appropriateness of the works, is considered in detail below.



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:

- removal of existing plant to the car park adjacent to Sunlight House;
- modern plant equipment to be installed within the former caretaker's flat at the fourteenth storey of Sunlight House;
- removal of existing plant within the maintenance room at thirteenth floor level and restoring this space to office use;
- existing water tanks to the fifteenth floor to be moved to the basement plant room and replaced with heat pumps behind a louvred plant screen; and
- Installation of solar panels to the roof of the listed building.

The proposal seeks to consolidate the plant equipment currently on the roof of the car-park site into the overall volume provided at level 14 and 15.

Level 14

The caretakers flat would be converted into the plant area. The partition walls at level 14 are modern plaster board and would be removed to allow for flexible plant space to be created including for supplementary equipment to service the air source heat pumps.

The existing riser run to the east of the building adjacent to the lifts will be maintained and re-used with a new riser formed within the refurbished WC block to the west, and a reworking of the existing external riser to the west of the building.

The surviving original features at this level comprise the windows, patches of damaged parquet flooring, white glazed brick to the walls of the lift machinery room and lobby, and remnants of a cornice relating to the original floor plan of this lobby in a poor state of repair.

There would also be reconfiguration of internal and external vertical risers to rear core to facilitate more efficient pipework runs and less required maintenance/failures.

There would be clear heritage benefits associated with this work though restoring key architectural features which are currently in a poor state of repair, whilst rationalising the space as a plant room to serve the long-term sustainability of the listed building. Notwithstanding this, there would be a low level of harm given the loss of a functional caretakers space and layout would be lost to a plant room which would not allow full reinstatement of all the features some of which could be reinstated at a later stage in the event the space is reinstated.

Level 13

The removal of the maintenance room on the thirteenth floor would return this space to office which would allow a sensitive refurbishment of the space and would be of benefit to the significance of the building.

Features within this space would be restored such as the parquet flooring.

A small plant space and riser will be required as on lower levels, but this has been designed to be as discrete as possible allowing for more appreciation of the vaulted volume. There ceilings in the spaces have also been the subject of water damage.

Level 15

The existing water tanks at the fifteenth floor will be relocated to the basement plant room, and replaced with heat pumps set behind a louvred plant screen. Whilst this will result in an overall increase to the area of plant, creating a degree of harm at this level, the proposed modern plant units and sympathetic louvred screen are considered to be an improvement over the existing condition, which comprises tall tanks which are not effectively screened from their surroundings. This plant is not visible from street level, and is therefore only currently appreciable from within the listed building itself when viewed from adjacent windows.

This proposed new plant will be serviced using the existing riser runs through the building as far as possible, once the existing system has been removed. The existing riser run to the east of the building will be reused, whilst a new riser will be former in the refurbished WC block to the west of the building. The existing external riser to the west of the building will also be reworked. The approach to these works is to ensure minimal overall fabric loss, but would cause of small degree of harm.

Solar panels

The pitched element of the roof to level 13 sits behind the mansard, parapet, balustrading and a maintenance route - meaning it is entirely invisible from street level and only visible from above.

The installation of PV panels using heritage appropriate fixings that do not damage roof tiles and create a subframe for their installation. The PV panels would not be visible within the street scene. The internal facing panels would not be visible at all and it has been demonstrated that there is no visible position to see the panels on the front facing roof. There would be benefits to the energy efficiency of the building through the installation of the panel.

A simple maintenance mansafe system will be installed using the same principle of fixing system to the ridge with no further visual impact. The PV panels have been located to make optimum use of the sunpath and acknowledge existing roof lights and overshadowing caused by the lift overrun.

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 to level 14. The space has historically been habitable and would now be repurposed as a plant space to improve the overall energy strategy of the building. There is not objection to this in principle subject to retention and restatement of the

key features of the space including windows, parquet flooring, glazed brick and cornice. There would also need to be an agreement of the final position of the partitions to reflect this historical room layout to minimise the overall level of harm to this space.

The reinstatement of level 13 as office space is a benefit to the scheme. Final details should be agreed with regards to the flooring and other features in this space to ensure a sensitive repair and reinstatement of the space takes place.

The reposition of the plant to level 15 is acceptable albeit would cause a low level of harm. The plant area would not be readily understood from street level and final details of the screen should be agreed.

The installation of the pv panels has been demonstrated would not be visible from street level and could be removed without removal of historic fabric from the building. This would cause a low level of harm.

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 overall sustainability and energy efficiency of the development as well together with the removal of redundant M and E and equipment. There would be heritage benefits associated with reinstatement of the level 13 office space. These benefits are considered to ensure that the occupation of the office space that meets modern standards.

Sustainability

A 19KW Peak array of Photovoltaics (PV) are proposed on the roof. Sunlight House has been modelled and assessed against the requirements of Part L 2021 to establish a before and after EPC rating. The impact of the works outlined is an improvement in the EPC rating from an E to a B and a 65% reduction in carbon emissions equating to 458 tons of carbon saved.

This is considered to be a significant benefit to the manner in which the building is run and meets climate change objectives on what is currently an inefficient building.

Highway Impacts

Any planning permission should be the subject of a construction management plan to minimise the impact on the local highway network.

Environmental Health Considerations

Final details of the plant equipment should be submitted for consideration to ensure that there are no unacceptable noise implications.

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 136162/FO/2023 and Approve 136163/LO/2023

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

Conditions to be attached to 136162/FO/2023

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-P0-13-DR-A-05113-P3 , 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

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 the development, a detailed construction management plan outlining working practices during construction shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Consultation with local residents;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) (a) Prior to the installation of the roof top plant hereby approved, details of the externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the plant being brought into operational use, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) Prior to the installation of the roof top plant, final details and materials for the plant screen shall be submitted for approval in writing by the City Council, as Local Planning Authority. The

approved details shall then be implemented and be in place prior to the plant being brought into operational use.

Reason – In the interest of visual amenity in order that a suitable solution shall be prepared to screen the plant pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

6) 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.

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

7) Prior to the installation of the external access riser, final details, method of fixing and materials for the risers shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the riser being brought into operational use.

Reason – In the interest of visual amenity in order that a suitable solution shall be prepared to riser pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informative

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

Conditions to be attached to 136163/LO/2023

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 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Historic England (North West)
Work & Skills Team
Heritage & Urban Design
National Amenity Societies
Greater Manchester Ecology Unit

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

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
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
198 Deansgate, Manchester, M3 3NE
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

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