

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.
- A fee is payable for each request to discharge conditions.
- 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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Pins (Manchester) Ltd
The Casartelli Building
18 Hanover Street
Liverpool
L1 4AA

Agent (if used)

Harrison Ince
Harrison Ince Architects Ltd
Eastgate
2 Castle Street
Manchester
M3 4LZ

Part 1 – Particulars of the application/development

Proposal: Change of Use to Sui Generis (Bar/Entertainment Complex), including associated external alterations.

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

Date of application: 6 May 2025

Application number: 142872/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** 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/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent.

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 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:

- o TBC25056-FMA-BF-DR-S-001 Rev P02: Basement Floor Plan Proposed Investigation Works

- o TBC25056-FMA-GF-DR-S-001 Rev P01: Ground Floor Plan Proposed Investigation Works (included in original submission)
- o 25056-FMA-MF-DR-S-001 Rev P01: Mezzanine Floor Plan Proposed Investigation Works
- o AD11 - Proposed Cloak Room
- o AD301 D - Ladies Toilets - Plan (Received 19/01/2026)
- o AD421 H - Main Entry Lobby Detail (Received 11/02/2026)
- o AD423 B - Stage Detail
- o AL001 V - Proposed Ground Floor Plan (Received 11/02/2026)
- o AL002 Q - Proposed Mezzanine Plan (Received 19/01/2026)
- o AL003 R - Proposed Basement Plan (Received 19/01/2026)
- o AL007 O - Proposed Elevations Quay Street and Atkinson Street (Received 11/02/2026)
- o AL008 B - Proposed West Rear Elevation (Received 11/02/2026)
- o AL200 A - Proposed GF Bar Plan
- o AL202 B - Proposed 'EX Swimming Pool' Bar Plan
- o AP001 - Location Plan
- o Heritage Statement (Prepared by Savills; Dated May 2025)
- o Pins-Man-HVAC-01 Revision C - Proposed Basement HVAC Services
- o Pins-Man-HVAC-02 Revision C - Proposed Ground Floor HVAC Services
- o Pins-Man-HVAC-03 Revision C - Proposed Mezzanine HVAC Services
- o Noise Impact Assessment (Prepared by Red Acoustics; Reference number R2404-REP-01G-SJW; Dated 04/02/2026; Received 04/02/2026)
- o Construction Management Plan (Prepared by True North Projects; Dated 27/01/2026)
- o LX-11278/1 - Proposed Mechanical Kitchen Extract System (Received 17/10/2025)
- o Kitchen Extraction Statement (Prepared by Extracair Installations LTD; Received 17/10/2025)
- o AP10 A - Pavement Plan (Received 03/10/2025)
- o Crime Impact Statement (Prepared by Graphite Security; Dated 28/07/2025; Received 28/07/2026)
- o PINS Social Club Manchester Highway Management Plan (Received 30/06/2025)
- o PINS Social Club Waste Management Strategy (Received 30/06/2025)

All stamped as received by the City Council as Local Planning Authority on 06/05/2025, unless specified otherwise.

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) The development hereby approved shall proceed in accordance with the submitted Construction Management Plan (Prepared by True North Projects; Dated 27/01/2026), which shall be adhered to for the full duration of the construction phase of the development.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) The development hereby approved shall be carried out in accordance with the Highways Management Plan, prepared by PINS Social Club and received by Local Planning Authority, on the 30 June 2025.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

5) a) Notwithstanding the Noise Impact Assessment (Prepared by Red Acoustics; Reference R2404-REP01G-SJW; Dated and Received 04/02/2026), prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the background noise assessment and plant noise limit will need to be revised based on the closer receptors being the window next to the discharge louvre. Whilst plant has not yet been assessed, it is likely going to need some significant mitigation / attenuation recommending.

The development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the use hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

6) a) Notwithstanding the approval of the Noise Impact Assessment prepared by Red Acoustics (Reference R2404-REP01G-SJW; Dated and Received 04/02/2026), prior to first occupation of the use hereby approved, a scheme of acoustic insulation shall be submitted to and approved in writing by the Local Planning Authority. Where entertainment noise is proposed the Leq (entertainment noise) shall be controlled to 5dB below the L90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively'.

This shall include but not limited to details of acoustic attenuation measures such as lobbies, replacement shopfront glazing, infilling of redundant louvres/openings, sealing of ventilation gaps to the glazed dome, flooring, wall lining and a noise limiter to the sound system. The approved scheme shall be implemented as part of the development prior to the first use of the bar/entertainment venue.

b) Prior to the first use of the development, 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.

c) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

7) a) Fumes, Odours and Vapours shall be discharged in accordance with the kitchen extraction system detailed within the Kitchen Extraction Statement (Prepared by Extracair Installations LTD), drawing no.LX-11278/1 (Both received 17/10/2025) and drawing no.AL008 B (Received 11/02/2026).

b) Prior to the completion of the instalment of the extraction system approved under part a of this condition, details regarding the cleaning and maintenance, including information on the location and type of extract filters, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and then be retained and adhered to for the lifetime of the development.

c) Upon completion of the development, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements within part a and b of his condition. The report shall also undertake post completion testing to confirm that this criteria is met and shall be submitted to and approved by the Local Planning Authority prior to the first operation of the internal and external extraction equipment.

d) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the Local Planning Authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

8) Notwithstanding the approval of drawing no.AL008 B, prior to the operation of the extraction equipment secured by condition 7 of this permission, final details of a decorative high-level louvre/screen to be applied to the building's western facing side elevation shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be installed as part of the development and be in place prior to its first operation, with it then being maintained and retained for the lifetime of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

9) The development hereby approved shall store and dispose of its waste and recycling in accordance with the submitted Waste Management Strategy (Prepared by PINS Social Club; Received 30/06/2025) which shall be adhered to for the lifetime of the development.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

10) The development shall be managed in accordance with the submitted PINS Social Club Manchester Highways Management Plan (Received 30/06/2025) and drawing no.AP10 A (Dated October 2025; Received 03/10/2025). The development shall adhere to the approved statement for the lifetime of the permission.

Reason - In the interests of protecting neighbouring amenity pursuant to policy DM1 of the Core Strategy for Manchester, Saved Unitary Development Plan Policy DC26 and the guidance contained within the National Planning Policy Framework.

11) The development hereby approved shall proceed in accordance with the recommendations and measures put forward under the submitted Crime Impact Statement (Prepared by Graphite Security; Dated 28/07/2025; Received 28/07/2026), which shall be in place at all times for the lifetime of the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

12) The drinking establishment use hereby approved shall not be open to customers outside of the following times:

- o Monday - Sunday (Including Bank Holidays) 08:00 - 02:00

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

13) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

14) All windows, unless shown otherwise shown the approved drawings detailed in condition 2, shall be retained as a clear glazed window openings at all times and views into the premises shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason - The clear glazed windows are an integral and important element in the design of the lower level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

15) Prior to the commencement of any works relating to the installation of external CCTV and associated cabling, scaled plans, product specifications, fixing and cabling details, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

16) The development hereby approved shall include for full level access via Quay Street.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

17) Notwithstanding the provisions of the Town and Country Planning Act (Use Classes) Order 1987 (or any other revoking and re-enacting that Order with or without modification) the premises shall only be used for the following use as an entertainment, leisure and drinking establishment uses (Sui Generis)

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

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:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with Manchester City Council's (MCC) Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.

Date: 27 February 2026

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 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 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-decision 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 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.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026