

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142873/LO/2025

Date registered valid: 6 May 2025

Proposal: Listed building consent for internal refurbishment of ground floor and lower basement areas for entertainment venue.

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

Ward(s): Deansgate Ward

Applicant: Pins (Manchester) Ltd

Agent (if any): Harrison Ince Harrison Ince Architects Ltd

Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 February 2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 21 May 2025

Standard consultations:

Printed: 20 May 2025 Expired: 11 June 2025

Neighbour notifications

Printed: 20 May 2025 Expired: 11 June 2025

Site notice

Posted: 21 May 2025 Expired: 21 May 2025

Press advert

Published: 27 May 2025 Expired: 17 June 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

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.

The ground floor, mezzanine and basement areas subject of this application were previously occupied by a leisure use with a gym and swimming pool. Sunlight House has been extensively modernised throughout including refurbishment works previously throughout the building since its original construction.

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 refers to areas of the ground floor and basement of Sunlight House which are to be occupied by PINS Social Club.

Listed Building Consent is sought for the following:

External alterations

- Installation of new lobby and main entrance doors via Quay Street
- Cutting of slab to Quay Street to create uniformed level access
- Installation of metal shoe to match existing timber posts
- Installation of CCTV cameras
- Installation of Grille/Louvre to ventilation riser to west elevation
- Replacement of shopfront glazing
- Removal of boarded panels and replacement with glazing to Quay Street

Internal alterations

- Internal fit out including decoration
- Installation of bowling alleys and other activities
- Raised access flooring within the pool area
- Removal of modern glazing around pool at mezzanine level
- Installation of MEP
- Suspended acoustic ceiling to north side of ground floor plan
- Acoustic wall linings
- Flooring to bowling lanes
- Internal decoration and fit out

The venue would be split into two distinct sections, Pins Social Club and Rocco's Bar, both would be accessed off Quay Street. They will be separated by a curtain.

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.

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Issues

Impacts on listed building

External alterations

The cutting of the historic slab to create a uniformed level access to Quay Street will result in a low level of harm through the loss of historic fabric. Detailed sections show a metal shoe will be added to the columns to replicate as existing. A sample of this shall be submitted for approval.

The proposed CCTV cameras to the external facades on Quay Street and Atkinson Street will be fed through the louvre screens where possible. The siting and fixings of the CCTV cameras would result in a low level of harm to the listed building. The details of wiring and fixings into the stone will be reviewed and approved through planning condition.

The recessed lobby area and new main entrance doors to Quay Street would follow similar design principles to the listed building. The lobby would predominantly feature glazed panels retaining the openness.

The decorative louvre screens shown on the external elevations were approved under the landlord's planning permission (142683/LO/2025 & 142682/FO/2025). Under these consents the existing boarded panels to Quay Street and Atkinson Street would be reinstated with glass.

Under this application, to improve the acoustic insulation of the premises, the glazed panels to Quay Street would be double glazed and therefore fall under the scope of this application. The reinstatement of glazing is a clear heritage benefit.

To accommodate extraction requirements at high level to the west elevation, a louvre/grille is proposed. This would sit within the existing aluminium clad riser which serves the wider building. The installation of a louvre would result in a low level of harm. However, in the interest of visual amenity, a decorative louvre/screen shall be submitted for approval through planning condition which mitigates visual impact.

Internal alterations

In order to screen plant serving the bowling alleys, a fluted vinyl is proposed to be internally applied to the window fronting Atkinson Street. This follows the same design approach as the windows to the on the end of journey/cycle storage entrance to Atkinson Street

There was no evidence of any surviving parquet flooring within the scope of this application. Upper floors have been extensively refurbished with areas of parquet restored. The applicant therefore seeks to incorporate the flooring with a herringbone pattern to appear similar to the original flooring elsewhere in the listed building. The internal fit out and decoration would be carried out to a high quality that responds positively to features of the listed building evident within the floor finishes and through the installation of white pool style wall tiles etc.

Within the internal area on the southern side of the ground floor plan, there are existing historic floor tiles. These tiles are not considered to be original and are currently covered in screed and are unable to be restored as it would create an uneven floor finish which would impact on the level access created from Quay Street. In the interests of preserving these tiles, a detailed methodology for the covering of existing tiles and for a product specification of a similar tile finish within this location shall be submitted for approval through planning condition.

The original pool floor area is not level, and the original tiles were for a pool use so the applicant has stated they therefore have a non-compliant slip rating. The applicant is seeking to install a raised access floor (RAF) to create a level access. Additionally, the RAF would contain the M&E within the pool area which would prevent any exposed M&E detracting from the glazed lantern whilst also accommodating servicing for the bar including dispense pythons.

There would be a penetration through non original tiled feature to allow for 100mm ventilation ducting servicing the underfloor void. The new food hatch would be located within the existing drainage penetration.

The RAF would be installed through a floating ladder system with limited impact on the historic tiles and the flooring would be reversible addition. The floor finish to the RAF would be a timber sports hall aesthetic in line with the occupiers branding. This is considered to further detract from the significance of the tiled pool area.

To mitigate this harm and to sustain the character of the pool area, the pool ladder will be retained, and a tile skirting has been proposed around the pool edge. This features five rows of white tiles and a separation banding of one row of green tiles.

The pool columns have a modern mosaic tile attached directly onto the historic tiles. The modern mosaic tile would be repaired where possible with a sample and method statement to be submitted for approval through planning condition.

The previous ductwork around the pool area would be removed and the glazed partitions within the mezzanine would be removed. There would be no ducts, cable trays or other visual intrusions underneath the dome as all servicing would be within the RAF. This would provide a positive heritage benefit and removes any modern interventions significantly detracting from the glazed dome.

The continuous curved screen originally proposed in the location of the ducting has been removed from the proposal to avoid any harm that would detract from the pool area and glazed dome.

Ductwork will be installed in the original changing rooms. The ducts will through the changing rooms and penetrate through the slab above to service the mezzanine. Where possible the ducts will utilise existing penetrations in the area and no ducting will go through the original changing room partition walls. This is acceptable as it is acknowledged this area of the floor plan is underused, and head heights are relatively lower and would be able to accommodate HVAC delivery to the mezzanine level.

The M&E would be exposed and would sit below the coffered ceiling. This minimalist approach is welcomed but would result in a low level of harm through the concealing of direct views of the historic coffered ceiling. However, it would be colour matched to the ceiling to minimise any visual impacts across the floorplan. The final details and exact locations are to be submitted for approval through condition.

The development includes the installation of Jumbo Tron Screens. The overall bulk of these has been reduced by removing outer plywood panels to allow for a more open structure that would views through the ceiling. The final fixing details and methodology for installation would be secured through planning condition.

The proposal includes repairs to terrazzo flooring within the stairwell, the coffered ceiling, cornices, historic tiles and plaster repairs. These repairs would be clear heritage benefits and detailed methodologies, and product specifications are to be submitted for approval through planning condition.

Acoustic measures

To achieve internal acoustic insulation, the proposed development includes the installation of a suspended ceiling above the bowling alleys to the ground floor. The unit directly above this area on the first floor has recently restored original parquet flooring so it was not possible to provide any acoustic insulation within the flooring above.

The applicant is required to provide an acoustic suspended ceiling which would conceal the historic coffered ceiling and would result in a high level harm to the listed building. The harm would to some degree be mitigated by the suspended ceiling having a coffer and cornice detail that follows a traditional design to reflect the original ceiling.

Internal wall linings would be installed to the listed building. A section drawing has been submitted demonstrating how the linings would interact with historic features such as columns,

coffered ceilings and cornices. The acoustic wall linings and suspended ceiling would be reversible additions but would result in medium amount of harm to the listed building.

There would be the installation of foam to ventilation gaps to lower section outer layer of dome within the internal lightwell. These alterations are reversible and would be colour matched to minimise any impact on the lower sections. The upper sections would read as flashing detail and would not be easily readable within the internal lightwell. These alterations would result in a low level of harm to the listed building. Final samples prior to installation are to be agreed through condition.

The shopfront to Quay Street would be replaced with double glazing. The existing glazing is not original, and section drawings have demonstrated that glazing can be installed within the shopfronts. This would have neutral impact on the listed building. Glazing samples shall be submitted for approval prior to the installation.

Heritage Assessment

The proposed interventions associated with enhanced acoustic performance will introduce a degree of a medium amount of harm, primarily through the installation of additional fabric and insulation measures required to achieve the noise attenuation.

These alterations including the suspended ceiling and internal wall linings would conceal a historic coffered ceiling and columns whilst also detracting from historic features such as cornices.

The level of attenuation measures is driven by operational requirements of the proposed use as it include noise generative activities such as bowling alleys and a music/sound system. The level of attenuation measures is considered to be the minimal amount of intervention required by the Council's Environmental Health Officer's to avoid any noise outbreak to upper floors and adjoining/adjacent premises.

Furthermore, other alterations including acoustic foam to outer dome, raised access flooring, creation of level access and installation of CCTV units would result in a low level harm to the listed building.

Whilst there are instances of medium and high levels of harm these are to some extent mitigated by the design. In most instances the harm would be at a low level. Overall, it is considered that the harm would be less than substantial.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

The new occupier use consists of an entertainment venue and drinking establishment which represents an active and viable use that secures the occupation of the ground floor, mezzanine and areas of the basement. The use would therefore bring forward a greater proportion of the building that would otherwise remain underutilised. The occupation supports the building's long-term conservation and aligns with the extensive refurbishment works carried out across the Grade II listed Sunlight House.

The scheme retains the fundamental openness and legibility of the historic floor plan. As a result, there would be visual permeability across the ground floor and between the pool area, ground floor and mezzanine level within the central section of the floor plan.

The current spaces subject of this application has been vacant for approximately two years, and

there would be economic benefits associated with the development, which must be given weight in the planning balance, from the creation of employment of approximately 70 staff within the heart of the city centre. It would also contribute towards the further activation of Quay Street and an increase in activity within this part of the city centre which would support the areas vitality and vibrancy.

Additionally, the removal of the previous significant plant and modern glazed partitions around the pool area ensures the recently refurbished glazed dome is celebrated within the central space of the floorplan. This is highly significance feature of the listed building.

The creation of a level access to Quay Street will provide a public benefit, and the repairs to historic features/fabric and reinstatement of glazing to shopfronts would be clear heritage benefits

On balance, whilst harm has been identified through necessary acoustic interventions and other alterations, it is considered to be outweighed by above identified public benefits and heritage benefits derived from the retention of the open plan layout, viable reuse of the asset and activation of currently underused spaces.

Section 16(2)(LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The refurbishment of the spaces subject of this application would see the repair of historic features and limited subdivision to allow visual permeability across the floor plan. Where features have been concealed for acoustic insulation requirements, these alterations would not harm those features and would be reversible additions.

Section 66 of the LBCA Act that requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. The minor external alterations to the entrance areas associated with the proposal are sympathetic to the character and appearance of the listed building. The CCTV units would be coloured white to reduce any prominence against the stone facades. The design of the proposal is considered to respond positively and would not harm the character of the listed building.

The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conclusion

In light of the above assessment, the proposal would bring forward a vacant part of a listed building with a viable use. Less than substantial harm has been identified through the installation of attenuation measurements and other alterations discussed above. However, this this harm would be outweighed by the public benefits of the proposal.

The benefits of the proposal through the occupation of a greater proportion of the building that would otherwise remain underutilised is acknowledged and there would be limited subdivision to allow for visible permeability across the floor plan.

The proposal would therefore meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with Places for Everyone Plan JP-P2, Core Strategy Policies SP1, CC9, EN1, EN3 and DM1, the National

Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. Subject to the recommended conditions, the application is recommended for approval

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/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) to be attached to decision for approval

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:

- 25056-FMA-BF-DR-S-001 Rev P02: Basement Floor Plan Proposed Investigation Works

- 25056-FMA-MF-DR-S-001 Rev P01: Mezzanine Floor Plan Proposed Investigation Works
- AD103 C – Balustrade Details Typical (Received 19/01/2026)
- AD104 C – Balustrade Details Typical (Received 23/02/2026)
- AD108 C – Raised Floor Detail (Bowling Area Ground Floor) (Received 19/01/2026)
- AD109 E – Raised Floor Detail (POOL) (Received 19/01/2026)
- AD110 B – Raised Floor Detail (Bowling Area Basement) (Received 19/01/2026)
- AD211 – Proposed Cloak Room
- AD201 E – Proposed GF Bar Plan Elevation Sections A & B
- AD202 E – Proposed GF Bar Plan Elevation Sections C & D
- AD203 D – Proposed GF Back Bars Elevations
- AD207 D – Proposed EX Swimming Pool Back Bar Elevation (Received 11/02/2026)
- AD301 D – Ladies Toilets – Plan (Received 19/01/2026)
- AD302 C – Ladies Toilers (Received 19/01/2026)
- AD304 E – Gents Toilets – Sections (Received 19/01/2026)
- AD305 E – VIP Toilets (Received 19/01/2026)
- AD400 B – Jumbo Tron Detail (Received 05/08/2025)
- AD417 A – Karaoke Room Detail
- AD421 H – Main Entry Lobby Detail (Received 11/02/2026)
- AD423 B – Stage Detail
- AL001 V – Proposed Ground Floor Plan (Received 11/02/2026)
- AL002 Q – Proposed Mezzanine Plan (Received 19/01/2026)
- AL003 R – Proposed Basement Plan (Received 19/01/2026)
- AL004 F – Proposed Reflected Ceiling Plan Ground (Received 23/02/2026)
- AL005 E – Proposed Reflected Ceiling Plan Mezzanine (Received 19/01/2026)
- AL006 F – Proposed Reflected Ceiling Plan Basement (Received 19/01/2026)
- AL007 O – Proposed Elevations (Received 11/02/2026)
- AL008 B – Proposed West Rear Elevation (Received 11/02/2026)
- AL020 E – Proposed Ground Floor Finishes Plan (Received 19/01/2026)
- AL021 C – Proposed Mezzanine Floor Finishes Plan (Received 19/01/2026)
- AL022 D – Proposed Basement Floor Finishes Plan (Received 19/01/2026)
- AL023 C – Proposed Ground Floor Wall Finishes Plan (Received 04/02/2026)
- AL024 C – Proposed Mezzanine Wall Finishes Plan (Received 04/02/2026)
- AL025 B – Basement Wall Finishes Plan (Received 19/01/2026)
- AL100 C – Proposed Ceiling Details (Received 05/02/2026)
- AL101 – Proposed Ceiling Details Coffe Options (Received 05/02/2026)
- AL200 A – Proposed GF Bar Plan
- AL201 C – Proposed VIP Bar Detail
- AL202 B – Proposed ' EX Swimming Pool' Bar Plan
- AL503 B – Door Schedule
- AL600 A – Proposed Ground Floor BLD Regs Plan
- AL601 A – Proposed Mezzanine Floor BLD Regs Plan
- AL602 – Proposed Basement Floor BLD Regs Plan
- AP001 – Location Plan
- AS100 E – Ground Demolition Plan (Received 19/01/2026)
- AS101 D – Mezzanine Demolition Plan (Received 19/01/2026)

- AS102 F – Basement Demolition Plan (Received 19/01/2026)
- AV200 A – Proposed Section AA Roccas's
- AV201 B – Proposed Section AA Round Booths and DJ Booth
- AV202 C – Proposed Section AC
- AV203 E – Proposed Elevation D Memorabilia Wall and Tunnel (Received 11/02/2026)
- AV204 C – Proposed Elevation AE Shuffle Board Wall
- AV205 H – Proposed Section AF Bowling Lanes and Bridge (Received 11/02/2026)
- AV206 D – Proposed Section AG Bowling Lanes and Back Wall (Received 11/02/2026)
- AV207 H – Proposed Section AI Bowling Lanes Fixed Seating (Received 11/02/2026)
- AV208 B – Proposed Section AJ M&E – Coffers Detail (Received 11/02/2026)
- AV300 E – Proposed Section BA Toilets Wall (Received 19/01/2026)
- AV301 D – Proposed Section BB Dartboards Wall (Received 23/02/2026)
- AV303 A – Proposed Section BB Dartboard Area Seating
- AV400 A - Proposed Section CA Basement Kitchen Pass Wall (DRAFT)
- AV401 – Proposed Section CB Bar/Basket Balls Display Wall
- AV402 B – Proposed Section CC Tickets Podium Wall
- AV404 E – Proposed Section CE VIP Area – Panelled Wall 1 (Received 19/01/2026)
- AV405 F – Proposed Section CE VIP Area – Panelled Wall 2 (Received 19/01/2026)
- AV406 C – Proposed Section CG-CH-CI VIP Area-Panelled Wall 3 and Staircase
- AV407 F – Proposed Section CJ VIP Area – Emergency Exit (Received 11/02/2026)
- AV408 – Proposed Basement Sections Historic Changing Rooms (Received 05/08/2025)
- AV410 – Proposed Section CN M&C – Ceiling Coffers Detail (Received 05/08/2025)
- Heritage Statement (Prepared by Savills; Dated May 2025)
- Pins-Man-HVAC-01 Revision C – Proposed Basement HVAC Services
- Pins-Man-HVAC-02 Revision C – Proposed Ground Floor HVAC Services
- Pins-Man-HVAC-03 Revision C – Proposed Mezzanine HVAC Services
- SLH-ANO-P0-XX-DR-A-SK20601B – Bay Study Section 01 – External Riser (Received 11/02/2026)
- LX-11278/1 – Proposed Mechanical Kitchen Extract System (Received 17/10/2025)
- AV411A – Secondary Glazed Dome and Wall Linings (Received 11/02/26)

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. Prior to the installation of the replacement glazing panels to the shopfront on Quay Street, as shown on drawing No.AL007 N (Received 11/02/2026), a material sample of

the new glazing hereby approved shall be submitted to and approved in writing by the Local Planning Authority.

The glazing shall then be installed in accordance with the approved details and the works be completed prior to the first occupation of the premises.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4. a) Prior to the commencement of any works relating to the removal of the boarded panels to the shopfront present on the property's Quay Street elevation, a detailed method statement for the careful removal of said panels and the protection measures that shall be in place for any surrounding historic fabric, shall be submitted to and approved in writing by the Local Planning Authority. The approved method statement shall then be implemented in full as part of the development.
- b) Prior to the commencement of any repair, restoration or reinstatement of glazing, identified upon the removal of the boards secured by part a of this condition, a detailed method statement, product specification and material samples shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, all glazing to the property's Quay Street shopfront shall be clear glazing.

The approved details shall then be implemented in full as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5. Prior to the commencement of any works in relation to listed building's original tiles, both within the swimming pool area and anywhere else within the scope of the building (including historic wall tiles within stairwells), the following shall be submitted to and approved in writing by the Local Planning Authority:
 - a. A survey of the tiles that shall identify their condition. The survey shall include a marked-up schedule identifying tiles to be repaired or replaced
 - b. A repair methodology and repair samples for the tiles to be retained.
 - c. Samples and product specifications of any new replacement tiles.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

6. Prior to the commencement of any works in the relation to the repair and refurbishment of the listed building's cornices, a detailed method statement, product specifications and a sample repair shall be submitted to and approved in writing by the Local Planning

Authority. The approved details shall then be implemented as part of the development and be completed prior to the first occupation of the unit.

For the avoidance of doubt, any cornices that are to be covered by the acoustic suspended ceiling are still required to be repaired in accordance with the approved details prior to the installation of the acoustic ceiling.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7. Prior to the commencement of any works in the relation to the repair and refurbishment of the listed building's coffer ceiling, a detailed method statement, product specifications and a sample repair shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development prior to the first operation of the bar/entertainment use.

For the avoidance of doubt, any part of the coffering ceiling that is to be covered by the acoustic suspended ceiling is still required to be repaired in accordance with the approved details prior to the installation of the acoustic ceiling.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8. Prior to the commencement of any works to the listed building's columns located within its swimming pool, product specifications, a sample mosaic tile and detailed method statement for the reinstatement of tiles, 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9. Prior to the commencement of any works in relation to the repair of the listed building's terrazzo concrete, a detailed methodology for said works, along with product specifications and material samples where applicable, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10. 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.

11. Prior to the installation of the decorative floor tiles to the raised access floor within the listed building's swimming pool, hereby approved, as shown on drawing no.AD109 E, material samples of said tiles, 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

12. Prior to the installation of new internal floor finishes, as shown on drawing nos.AL020 E; AL021 C; AL022 D (All received 19/01/2026), product specifications and material samples of all new floor finishes, 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

13. Prior to the commencement of any works in relation to the covering of the existing tiles to the listed Building's ground floor Quay Street entrance, as shown on drawing no.AD421 H (Received 11/02/2026), a detailed methodology for the works that shall confirm how historic material is to be protected during the works, as well as material samples of new tile 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

14. a) The acoustic ceiling hereby approved, shall proceed in accordance with 'Option 3', as shown on drawing no.AL101 (Received 05/02/2026).

b) Prior to the installation of the acoustic ceiling as shown on drawing nos. no.AL100 C and AL101 (Both received 05/02/2026), material samples of the new cornice/coffer detail, 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

15. Notwithstanding the approval of drawing nos. AL004 E; AL005 E; AL006 F (Received 19/01/2026); LX-11278/1 (Received 17/10/2025); Pins-Man-HVAC-01 Revision C; Pins-Man-HVAC-02 Revision C; and Pins-Man-HVAC-03 Revision C, prior to the commencement of any installation M&E works, full and final details as to all M&E's layout, final appearance and fixing 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

16. Notwithstanding the approval of drawing no. AL008 B and SLH-ANO-P0-XX-DR-A-SK20601B (Both received 11/02/2026), prior to the completion of the development, 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.

17. Prior to the commencement of any works in relation to the creation of a level access from the property's Quay Street entrance, final details and a methodology for such works, which shall confirm how historic material will be protected during the works, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

18. Prior to the installation of the shoe detail to the listed building's Quay Street entrance/shopfront, as shown on drawing no. AD421 H (Received 11/02/2026), material samples of said shoe 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

19. Prior to the installation of any foam to the listed building's ventilation gaps, material samples to ensure the foam is appropriately coloured match, shall be submitted to and

approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the agreed details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

20. The listed building's glazed dome shall remain unobscured for the lifetime of the development, with false ceiling, M&E or any other works to be applied underneath it that may prevent views of it from the basement, ground floor and mezzanine levels.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

21. Prior to the commencement of any works in relation to the installation of the jumbotrons hereby approved, as shown on drawing nos. AD400 B (Received 05/08/2026) and AL001 V (Received 11/02/2026), final details regarding the affixing of the jumbotrons to the listed building 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

22. All windows, unless shown otherwise on 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.

23. The internal wall lining hereby approved shall be installed in accordance with drawing nos. AL001 V and AV411 A (Both received 11/02/2026). In the event that the wall lining cannot be applied in line with the details contained on the aforementioned plans, details of an alternative arrangement, as well as accompanying justification, 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved 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

Fifth And Sixth Floors, 2 Hardman Street, Manchester, M3 3HF
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Fifth Floor, Overseas House, Quay Street, Manchester, M3 3HN
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
188 - 192 Deansgate, Manchester, M3 3ND
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Ground Floor, 15 Quay Street, Manchester, M3 3HN
2 Hardman Street, Manchester, M3 3HF
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
194 Deansgate, Manchester, M3 3ND
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Opera House, Quay Street, Manchester, M3 3HP
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Royal London House, 196 Deansgate, Manchester, M3 3WF
198 Deansgate, Manchester, M3 3NE
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
200 - 204 Deansgate, Manchester, M3 3NN
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
15 Quay Street, Manchester, M3 3HN
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
1 Byrom Place, Manchester, M3 3HG
Store Rear Of 192, Deansgate, Manchester, M3 3ND
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Overseas House, Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Third Floor, 15 Quay Street, Manchester, M3 3HN
London House, 193 Deansgate, Manchester, M3 3NE
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
Moxy Hotel, 8 Atkinson Street, Manchester, M3 3HH
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE

Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 608 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
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
111 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
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
1 Little Quay Street, Manchester, M3 3JU
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
109 Sunlight House, Quay Street, Manchester, M3 3LE
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
DWF, 1 Scott Place, Manchester, M3 3AA

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL