

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142872/FO/2025

Date registered valid: 6 May 2025

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

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: Full Application Consent

Development type: Minor Other

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: 12 June 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

Planning permission is sought for the change of use to a sui generis bar/entertainment complex with associated external alterations.

The external alterations include the following:

- 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
- Grille/Louvre to ventilation riser to west elevation
- Replacement of shopfront glazing
- Removal of boarded panels and replacement with glazing

The venue is split into two, Pins Social Club and Rocco's Bar, both are 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. One comment was received in response to this:

- New entrance to Atkinson Street with a new public lobby which may also be a delivery and service route.
- Neighbouring site requires unrestricted access to an entrance where loading into their building can take place from Byrom Street
- This sometimes requires temporary road closures and marshalling etc
- Any increase in footfall to Atkinson Street particularly for patrons with access needs and/or for ingress and egress late at night can be conducted safely in this context.

Officer response – The existing door to Atkinson Street is to be retained. This would operate as a fire exit only and would not allow ingress or egress for patrons of the new use. It is therefore considered there would be no additional impact or increase in footfall to Atkinson Street.

Highway Services advise conditions for Travel Plan, Waste and Servicing Management, Event Management, Crowd Management and CMP.

Environmental Health advise the proposed noise insulation measures including acoustic lobbies, replacement glazing, sealing of redundant louvres, sealing of ventilation gaps to dome, noise limiter/music zoning, bowling alley flooring system, acoustic suspended ceiling and acoustic wall linings would be sufficient. These measures are subject to testing prior to the first use of the development hereby approved.

Plant has not been selected yet and prior to installation the details shall be submitted for approval. This shall include any acoustic attenuation measures where necessary.

Construction management plan is acceptable and should be added as a compliance condition.

The kitchen extraction would discharge at level 14. Through planning condition there should be a full and robust maintenance strategy to itemise the cleaning and replacement requirements for each of the components (filters, fans, ductwork, ESP and Ozone units). This should also include the frequencies of inspections and who is responsible etc.

Greater Manchester Police advise they have no comments.

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-Strat2 – City Centre
- Policy JP-P2 – Heritage
- Policy JP-P4 – New Retail and Leisure Uses in Town Centres

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 SP1 – Spatial Principles
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)
- Policy CC2 – Retail
- Policy CC5 – Transport
- Policy CC9 – Design and Heritage
- Policy C10 – Leisure and Evening Economy
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

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

- Policy DC10 – Food and Drink uses
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

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

Principle

The site is a highly accessible location within the heart of the city centre. The area includes retail and commercial uses. The entertainment use and food/drink offering would support the areas vitality and vibrancy.

Previously the unit was occupied by a leisure use with a swimming pool and gym. The new occupier would operate a large portion of the ground floor, mezzanine and basement areas of the listed building. The occupation and associated refurbishment would complement the wider refurbishment works of the listed building.

The site is located on Quay Street along a key walking route between St Johns and Deansgate. It would provide an activate frontage and further increase the level of activity within this area.

This proposal would be consistent with planning policies EC1, EC5, EC7, and C9 of the Manchester Core Strategy and saved UDP policy EM11.

Visual amenity and Heritage

The external alterations include the replacement of the main entrance doors and lobby to Quay Street. The design of the entrance door and lobby is appropriate and would sit within the recessed existing entrance area.

The creation of the level access will result in some loss of historic fabric and alter the appearance of the listed building's Quay Street elevation. This alteration is considered to result in a low level of harm to the listed building.

Following the cutting of the slab to Quay Street, the existing posts are be extended downwards to match existing. Details of the metal shoe have been submitted which is to match existing. Samples shall be submitted for approval prior to installation.

White external CCTV cameras are to be installed. Any cabling where possible will be through the decorative louvre screens to minimise penetrations into historic fabric. The CCTV cameras would result in a low level of less than substantial harm to the listed building. The final details of fixings and product specifications are to be submitted for approval through condition.

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 harm. However, in the interest of visual amenity, a decorative louvre/screen shall be submitted for approval through planning condition which mitigates visual impact.

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 planning permission, 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.

Overall it is considered that the harm would be a low level of 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 creation of a level access to Quay Street will provide a public benefit and the reinstatement of glazing to shopfronts would be heritage benefit. Therefore, these benefits are considered to outweigh the low level of less than substantial harm identified in accordance with paragraph 215 of the NPPF.

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.

Noise and disturbance

By virtue of the nature of the proposed entertainment venue there would be noise generated by the activities and operation. The activities include bowling alleys located on the northern side of the ground floor plan.

The proposal includes the use of acoustic insulation measures to prevent any noise outbreak to the upper floors occupied by offices and adjacent premises.

The acoustic measures include the installation of a suspended ceiling, soundproof flooring, internal wall linings, noise limiters/music zonal system, lobbies and replacement glazing.

There are currently ventilation gaps on the outer cover of the glazed dome within the central lightwell of Sunlight House. To prevent any noise outbreak, acoustic insulation foam would infill any ventilation gaps.

Environmental Health are satisfied that the proposed measures would ensure the operation of the use would not result in unacceptable noise outbreak to the upper office and neighbouring sites. The acoustic insulation measures are subject to verification prior to the first use of the use hereby approved.

Prior to the installation of any plant, a noise impact assessment and if necessary, any acoustic measures shall be submitted for approval through planning condition.

Subject to the recommended conditions including verification testing, the development would comply with Core Strategy Policy DM1 and saved Unitary Development Plan Policy DC26.

Construction Management

A Construction Management Plan (CMP) has been submitted in support of the application that outlines measures to prevent any disruption to the highway network and any disturbance. The measures within the CMP are consistent with the wider CMP approved for the extensive refurbishment of Sunlight House.

Highways Services and Environmental Health are satisfied that subject to a compliance condition, the construction management is acceptable.

The development would be consistent with Core Strategy Policy DM1 and Saved Unitary Development Plan Policy DC26.

Fumes and Odours

Fumes and odours would be extracted within the landlord's external riser and would discharge at the fourteenth level on the west elevation of the building. Environmental Health are satisfied as any odours/extraction would not discharge below any office windows.

The development would be consistent with Core Strategy Policy DM1.

Waste Management and Servicing

Waste is to be collected directly from bins situated in the communal bin store within Sunlight House. Bin collections would be carried out by a private company via Atkinson Street.

Deliveries will be serviced by the same access on Atkinson Street. Highway services and Environmental Health are satisfied with the proposed arrangements.

The development would be consistent with Core Strategy Policies EN19 and DM1.

Impact on Highway Network and Accessibility

No on-site cycle parking is proposed for customers, and it is considered patrons would be able to utilise cycle parking on Quay Street adjacent to the site. There would be 2 on site cycle parking spaces for staff. This is acceptable to Highways Services.

A management strategy has been submitted outlining the arrangements of a queuing system to Quay Street. Highway Services are satisfied that subject to a compliance condition and appropriate management, there would be no obstruction to pedestrians along Quay Street.

The proposal includes the installation of a level access via Quay Street into the ground floor of the unit. The majority of the ground floor of the premises would be step free including a building compliant ramp to the bowling alleys and accessible toilet.

The mezzanine levels and basement levels would not be accessible by users with limited mobility as they have existing staircases. Due to impacts to the listed building the applicant has provided an assessment that demonstrates level access to these areas would not be possible.

Notwithstanding this, the majority of the use hereby approved refers to the ground floor. Therefore, level access would be provided to users within this space which allows them to use all the activities and offering at the premises.

The proposal is considered to comply with Policies SP1, CC10 and DM1 of the Core Strategy for the City of Manchester and the NPPF.

Conclusion

In light of the above, subject to appropriate planning condition, the development is acceptable and accords with Core Strategy Policies SP1, EC3, CC1, CC2, CC5, CC9, C10, EN1, EN3, EN19 and DM1, Saved Unitary Development Plan Policies DC10, DC18, DC19 and DC26, Places for Everyone Plan Policies JP-Strat2, JP-P2 and JP-P4, the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework. The application is therefore 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 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:

- TBC25056-FMA-BF-DR-S-001 Rev P02: Basement Floor Plan Proposed Investigation Works
- TBC25056-FMA-GF-DR-S-001 Rev P01: Ground Floor Plan Proposed Investigation Works (included in original submission)
- 25056-FMA-MF-DR-S-001 Rev P01: Mezzanine Floor Plan Proposed Investigation Works
- AD11 – Proposed Cloak Room
- AD301 D – Ladies Toilets – Plan (Received 19/01/2026)
- 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)
- AL007 O – Proposed Elevations Quay Street and Atkinson Street (Received 11/02/2026)
- AL008 B – Proposed West Rear Elevation (Received 11/02/2026)
- AL200 A – Proposed GF Bar Plan
- AL202 B – Proposed ‘ EX Swimming Pool’ Bar Plan
- AP001 – Location Plan
- 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
- Noise Impact Assessment (Prepared by Red Acoustics; Reference number R2404-REP-01G-SJW; Dated 04/02/2026; Received 04/02/2026)
- Construction Management Plan (Prepared by True North Projects; Dated 27/01/2026)
- LX-11278/1 – Proposed Mechanical Kitchen Extract System (Received 17/10/2025)
- Kitchen Extraction Statement (Prepared by Extracair Installations LTD; Received 17/10/2025)
- AP10 A – Pavement Plan (Received 03/10/2025)
- Crime Impact Statement (Prepared by Graphite Security; Dated 28/07/2025; Received 28/07/2026)
- PINS Social Club Manchester Highway Management Plan (Received 30/06/2025)
- 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:

- 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 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.

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 (Suis 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.

Informative

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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

198 Deansgate, Manchester, M3 3NE
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
111 Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
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
15 Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
188 - 192 Deansgate, Manchester, M3 3ND
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Ground Floor, 15 Quay Street, Manchester, M3 3HN
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
2 Hardman Street, Manchester, M3 3HF
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
194 Deansgate, Manchester, M3 3ND
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN

Fifth Floor, 15 Quay Street, Manchester, M3 3HN
17 Quay Street, Manchester, M3 3HN
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, 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
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Opera House, Quay Street, Manchester, M3 3HP
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Royal London House, 196 Deansgate, Manchester, M3 3WF
200 - 204 Deansgate, Manchester, M3 3NN
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
1 Byrom Place, Manchester, M3 3HG
Store Rear Of 192, Deansgate, Manchester, M3 3ND
London House, 193 Deansgate, Manchester, M3 3NE
Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, 15 Quay Street, Manchester, M3 3HN
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
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
Moxy Hotel, 8 Atkinson Street, Manchester, M3 3HH
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
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
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