

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

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

Agent (if used)

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

Part 1 – Particulars of the application/development

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

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

Date of application: 6 May 2025

Application number: 142873/LO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 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:

- o 25056-FMA-BF-DR-S-001 Rev P02: Basement Floor Plan Proposed Investigation Works
- o 25056-FMA-MF-DR-S-001 Rev P01: Mezzanine Floor Plan Proposed Investigation Works
- o AD103 C - Balustrade Details Typical (Received 19/01/2026)
- o AD104 C - Balustrade Details Typical (Received 23/02/2026)
- o AD108 C - Raised Floor Detail (Bowling Area Ground Floor) (Received 19/01/2026)
- o AD109 E - Raised Floor Detail (POOL) (Received 19/01/2026)
- o AD110 B - Raised Floor Detail (Bowling Area Basement) (Received 19/01/2026)
- o AD211 - Proposed Cloak Room
- o AD201 E - Proposed GF Bar Plan Elevation Sections A & B
- o AD202 E - Proposed GF Bar Plan Elevation Sections C & D
- o AD203 D - Proposed GF Back Bars Elevations
- o AD207 D - Proposed EX Swimming Pool Back Bar Elevation (Received 11/02/2026)
- o AD301 D - Ladies Toilets - Plan (Received 19/01/2026)
- o AD302 C - Ladies Toilets (Received 19/01/2026)
- o AD304 E - Gents Toilets - Sections (Received 19/01/2026)
- o AD305 E - VIP Toilets (Received 19/01/2026)
- o AD400 B - Jumbo Tron Detail (Received 05/08/2025)
- o AD417 A - Karaoke Room Detail
- o AD421 H - Main Entry Lobby Detail (Received 11/02/2026)
- o AD423 B - Stage Detail
- o AL001 V - Proposed Ground Floor Plan (Received 11/02/2026)
- o AL002 Q - Proposed Mezzanine Plan (Received 19/01/2026)
- o AL003 R - Proposed Basement Plan (Received 19/01/2026)
- o AL004 F - Proposed Reflected Ceiling Plan Ground (Received 23/02/2026)
- o AL005 E - Proposed Reflected Ceiling Plan Mezzanine (Received 19/01/2026)
- o AL006 F - Proposed Reflected Ceiling Plan Basement (Received 19/01/2026)
- o AL007 O - Proposed Elevations (Received 11/02/2026)
- o AL008 B - Proposed West Rear Elevation (Received 11/02/2026)
- o AL020 E - Proposed Ground Floor Finishes Plan (Received 19/01/2026)
- o AL021 C - Proposed Mezzanine Floor Finishes Plan (Received 19/01/2026)
- o AL022 D - Proposed Basement Floor Finishes Plan (Received 19/01/2026)
- o AL023 C - Proposed Ground Floor Wall Finishes Plan (Received 04/02/2026)
- o AL024 C - Proposed Mezzanine Wall Finishes Plan (Received 04/02/2026)
- o AL025 B - Basement Wall Finishes Plan (Received 19/01/2026)
- o AL100 C - Proposed Ceiling Details (Received 05/02/2026)
- o AL101 - Proposed Ceiling Details Coffe Options (Received 05/02/2026)
- o AL200 A - Proposed GF Bar Plan
- o AL201 C - Proposed VIP Bar Detail
- o AL202 B - Proposed ' EX Swimming Pool' Bar Plan
- o AL503 B - Door Schedule
- o AL600 A - Proposed Ground Floor BLD Regs Plan
- o AL601 A - Proposed Mezzanine Floor BLD Regs Plan
- o AL602 - Proposed Basement Floor BLD Regs Plan
- o AP001 - Location Plan
- o AS100 E - Ground Demolition Plan (Received 19/01/2026)
- o AS101 D - Mezzanine Demolition Plan (Received 19/01/2026)
- o AS102 F - Basement Demolition Plan (Received 19/01/2026)
- o AV200 A - Proposed Section AA Roccas's
- o AV201 B - Proposed Section AA Round Booths and DJ Booth
- o AV202 C - Proposed Section AC

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

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to

addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

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

Mining Information

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

Date: 27 February 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.