MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

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

Listed Building Consent

Applicant

Cheriton Group Melville Ltd
Pynes Hill Business Centre
Pynes Hill
Exeter
EX2 5JL

Agent (if used)

Mr Jay Patel
Savills
12 Booth Street
Manchester
M2 4AW

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal fit out to Levels 1 and 2.

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

Date of application: 15 December 2025

Application number: 144765/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:

- Mechanical Services Proposal Level 1: EMS-83034-M-101 Rev P01
- Mechanical Services Proposal Level 2: EMS-83034-M-102 Rev P01

- Product Data Sheet, prepared by Daikin
- Project Report VRV Selection prepared by Daikin: 1886073/2360738

All received by the Local Planning Authority on 2 April 2026

- Design and Access Statement: BLCOK Rev D

Received by the Local Planning Authority on 20 March 2026

- General Arrangement Level 1: 10-101 Rev P05
- General Arrangement Level 2: 10-102 Rev P04
- Partitions & Doors Layout Level 1: 20-101 Rev P01
- Partitions & Doors Layout Level 2: 20-102 Rev P01
- Partition Details Multiple Floors: 20-401 Rev P00
- Teapoint Allocation Level 1: 41-101 Rev P01
- Teapoint Allocation Level 2: 41-102 Rev P01
- Joinery Allocation Level 1: 42-101 Rev P02
- Joinery Allocation Level 2: 42-102 Rev P02
- Reflected Ceiling Layout Level 1: 50-101 Rev P03
- Reflected Ceiling Layout Level 2: 50-102 Rev P03
- Proposed Ceiling Details: 50-401 Rev P02

All received by the Local Planning Authority on 30 January 2026

- Floor Finishes Layout Level 1: 31-101 Rev P01
- Floor Finishes Layout Level 2: 31-102 Rev P01

All received by the Local Planning Authority on 15 December 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the installation of the acoustic ceiling panels hereby approved, final details of the finish including the colour of each panel shall be submitted to and approved in writing by the Local Planning Authority.

The approved acoustic panels shall then be installed in accordance drawing No. 50-401 (Ceiling Section) and the approved colours agreed under this condition.
Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

4) The partitions hereby approved shall be installed in accordance with Partitions Details Multiple Floors ref 20-401, Level 1 Partitions Layout ref 20-101 P01 and Level 2 Partitions Layout ref 20-102. The glazed partitions have a frame depth of 27/32mm and installed in accordance with the details within the Design and Access Statement Rev D.

The glazed partitions shall be clear glazed at all times and views into the offices shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason: The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) Prior to occupation of Level 1 and 2 within the development hereby approved, the installation of the new MEP services shall be carried out in accordance with the following drawings and documents:

- Mechanical Services Proposal Level 1: EMS-83034-M-101 Rev P01
- Mechanical Services Proposal Level 2: EMS-83034-M-102 Rev P01
- Product Data Sheet, prepared by Daikin
- Project Report VRV Selection prepared by Daikin: 1886073/2360738

All received by the Local Planning Authority on 2 April 2026

- Design and Access Statement: BLOCK Rev D

Received by the Local Planning Authority on 20 March 2026

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) Notwithstanding drawing 50-101 P03 and 102 P03 (Received 30 January 2026), prior to the commencement of any decoration works, final details of all paint finishes to ceilings 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 - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

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: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

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: 19 May 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.