Evoke Architecture Limited
16 Bridge Street Row West, Chester, CH1 1NN

7 July 2026

Planning Department

Manchester City Council

PO Box 532

Town Hall

Manchester

M60 2LA

For the attention of the Case Officer

Re: Seventh and Eighth Floors, Sunlight House, Quay Street, Manchester, M3 3LF

Listed Building Consent 145027/LO/2026

Linked applications: variation of condition(s) 2 and 5, and discharge of condition(s) 3 and (in part) 4

Dear Sir or Madam,

We write on behalf of the applicant, Government Property Agency, in relation to the listed building consent referenced above, granted on 19 March 2026 for internal alterations to the seventh and eighth floors of Sunlight House. We enclose two applications, which are being submitted concurrently and which we would ask the Council to consider together for the reasons set out below.

The first application seeks the variation of condition 2 and condition 5 of the consent under section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It has become necessary to revise the approved eighth floor drawings, together with the associated eighth floor finishes drawings, since the original consent was issued. The application seeks to update the plans and documents referred to in condition 2, and the finishes documents referred to in condition 5, to reflect these drawings at revision L03 in place of the previously approved revisions. A schedule of the drawings affected, together with the revised drawings themselves, accompanies the application.

The second application seeks the discharge of condition 3 in full, and the partial discharge of condition 4. In respect of condition 3, we enclose the full and final partition details required by the condition, comprising fixing details for partitions into historic fabric, shadow gap details, specification of glazing frames, and details of glazing manifestation and opacity. In respect of condition 4, this application relates only to the investigatory works required to uncover the parquet flooring on the seventh and eighth floors, and we enclose a methodology statement covering the removal of the raised access floor and the initial exposure of the flooring beneath. The balance of condition 4, concerning the restoration and protection of the parquet flooring itself, will be the subject of a further submission once the condition of the flooring has been established following completion of the investigatory works. We would be grateful if the Council could confirm that this staged approach to discharging condition 4 is acceptable.

We are submitting the two applications together because condition 3 is expressed to operate notwithstanding the details set out in condition 2, and the partition details submitted in support of the discharge application are drawn against the revised eighth floor layouts that are the subject of the variation application. To avoid the partition details being assessed against drawings that are shortly to be superseded, we would respectfully ask that the variation application is determined ahead of, or at the latest alongside, the discharge application, and that both are handled by the same case officer where possible.

The following documents accompany this letter in support of the two applications:

Application 1, variation of condition(s) 2 and 5: completed application form, schedule of drawings affected, and the revised drawings at revision L03.

Application 2, discharge of condition 3 and partial discharge of condition 4: completed application form, partition details, and methodology statement for the investigatory works to the parquet flooring.

Should you require any further information, or wish to discuss either application, please do not hesitate to contact me directly using the details below. We would be grateful for confirmation that both applications have been validated and linked on the Council's system in due course.

Yours faithfully,

[redacted]
Architect | Director

Evoke Architecture Limited

Seventh and Eighth Floors, Sunlight House, Quay Street, Manchester, M3 3LF
Listed Building Consent 145027/LO/2026 - Schedule of Drawings

The amendments listed in Table 1 arise from a single design change: the introduction of a fire-protected lobby and an additional door to the main Level 08 corridor. In a fire, the additional door prevents smoke passing along the corridor and compromising both fire exits, which would otherwise occur. All revisions to the approved drawings shown below are either a direct consequence of this change or administrative (updated originator codes and revisions following the change of architect and MEP consultant). No other design changes are proposed to the approved scheme.

Table 1 - Proposed amendments: approved plans and documents to be replaced by this submission

Approved plan / document (decision notice)	Replacement (this submission)	Drawing title	Notes
Application 1 - Variation of Conditions 2 and 5: Architectural drawings (revision L03)			
30279810-ARC-MAN-08-DR-AR-01102 (L02)	30279810-EVK-MAN-08-DR-AR-01102 (L03)	Level 08 - Proposed Strip-out Plan	Originator code updated; number retained
30279810-ARC-MAN-08-DR-AR-O1112 (L01)	30279810-EVK-MAN-08-DR-AR-01112 (L03)	Level 08 - Proposed Strip-out RCP	Originator code updated; number retained
30279810-ARC-MAN-08-DR-AR-01202 (L02)	30279810-EVK-MAN-08-DR-AR-01202 (L03)	Level 08 - Proposed GA Plan	Originator code updated; number retained
30279810-ARC-MAN-08-DR-AR-01402 (L02)	30279810-EVK-MAN-08-DR-AR-01402 (L03)	Level 08 - Proposed RCP Finishes	Also listed under Condition 5
30279810-ARC-MAN-08-DR-AR-01502 (L02)	30279810-EVK-MAN-08-DR-AR-01502 (L03)	Level 08 - Proposed Fire Compartmentation	Originator code updated; number retained
30279810-ARC-MAN-08-DR-AR-01602 (L02)	30279810-EVK-MAN-08-DR-AR-01602 (L03)	Level 08 - Proposed Floor Finishes Plan	Also listed under Condition 5
30279810-ARC-MAN-08-DR-AR-01612 (L02)	30279810-EVK-MAN-08-DR-AR-01612 (L03)	Level 08 - Proposed Wall Finishes Plan	Also listed under Condition 5
30279810-ARC-MAN-08-DR-AR-01622 (L02)	30279810-EVK-MAN-08-DR-AR-01622 (L03)	Level 08 - Proposed Partition Types Plan	Originator code updated; number retained
30279810-ARC-MAN-08-DR-AR-O1632 (L01)	30279810-EVK-MAN-08-DR-AR-01632 (L03)	Level 08 - Proposed Roller Blinds Plan	Originator code updated; number retained
30279810-ARC-MAN-08-DR-AR-O1802 (L01)	30279810-EVK-MAN-08-DR-AR-01802 (L03)	Level 08 - Proposed Acoustic Plan	Originator code updated; number retained
30279810-ARC-MAN-XX-DR-AR-03011 (L02)	30279810-EVK-MAN-XX-DR-AR-03011 (L03)	Proposed Building Cross Section	Originator code updated; number retained
30279810-ARC-MAN-XX-DR-AR-03012 (L02)	30279810-EVK-MAN-XX-DR-AR-03012 (L03)	Proposed Building Longitudinal Section	Originator code updated; number retained
30279810-ARC-MAN-08-DR-AR-04004 (L02)	30279810-EVK-MAN-XX-DR-AR-04002 (L03)	Level 08 - Proposed Axonometric View	Renumbered
30279810-ARC-MAN-08-DR-AR-05022 (L02) 30279810-ARC-MAN-08-DR-AR-05023 (L02) 30279810-ARC-MAN-08-DR-	30279810-EVK-MAN-08-DR-AR-05050 (L03)	Approved: Enlarged 8.01, 8.15 & 8.16 Sheets 1 and 2 of 2; Enlarged 8.02; Enlarged 8.03. Replacement: Enlarged 8.01,	Four approved sheets consolidated onto one; former room

AR-05024 (L02) 30279810-ARC-MAN-08-DR-AR-05025 (L02)		8.02, 8.03, 8.16	8.15 incorporated within revised layout
30279810-ARC-MAN-08-DR-AR-O5033 (L01) 30279810-ARC-MAN-08-DR-AR-O5034 (L01)	30279810-EVK-MAN-08-DR-AR-05051 (L03)	Approved: Enlarged 8.13 Sheets 1 and 2 of 2. Replacement: Enlarged 8.13	Two approved sheets consolidated onto one
30279810-ARC-MAN-XX-DR-AR-O5205 (L01)	30279810-EVK-MAN-XX-DR-AR-05205 (L03)	Level 07 and Level 08 Ramp Key Plan and Details	Originator code updated; number retained
30279810-ARC-MAN-08-DR-AR-07002 (L02)	30279810-EVK-MAN-08-DR-AR-07002 (L03)	Level 08 - Proposed Signage Plan	Originator code updated; number retained
Application 1 - Variation of Conditions 2 and 5: Schedules (revision L03)			
30279810-ARC-MAN-XX-SH-AR-06001 (L02)	30279810-EVK-MAN-XX-SH-AR-06001 (L03)	Door Schedule	Originator code updated; number retained
30279810-ARC-MAN-XX-SH-AR-06011 (L02) 30279810-ARC-MAN-XX-SH-AR-06012 (L02) 30279810-ARC-MAN-XX-SH-AR-06013 (L02)	30279810-EVK-MAN-07-SH-AR-06011 (L03) 30279810-EVK-MAN-07-SH-AR-06012 (L03) 30279810-EVK-MAN-08-SH-AR-06021 (L03) 30279810-EVK-MAN-08-SH-AR-06022 (L03)	Interior Glazing Schedule - Sheets 1 to 4 of 4 (Level 07: doors D.07.01-12; Level 08: doors D.08.01-15)	Schedule reorganised by level across four sheets in place of three
30279810-ARC-MAN-XX-SH-AR-O6031 (L01)	30279810-EVK-MAN-XX-SH-AR-06031 (L03)	Signage Schedule	Originator code updated; number retained
30279810-ARC-MAN-XX-SH-AR-06041 (L02)	30279810-EVK-MAN-XX-SH-AR-06041 (L03)	Finishes Schedule	Also listed under Condition 5
Application 1 - Variation of Condition 2: Level 08 mechanical and electrical drawings (new MEP consultant - Steven A Hunt, originator SHA, project ref 4745)			
30279810-ARC-MAN-08-DR-ME-05600 (L02) 30279810-ARC-MAN-ZZ-DR-ME-05602 (L02)	4745-SHA-XX-08-DR-M-1000	Approved: Level 08 Proposed Heating and Cooling Services Layout; Level 07 & 08 Proposed Air Conditioning Systems Layout. Replacement: Proposed 8th Floor Heating and Cooling Layout	Replacement title block confirms it is drawn from both approved references. Level 07 content of 05602 remains as approved
30279810-ARC-MAN-08-DR-ME-05601 (L02)	(incorporated within 4745-SHA-XX-08-DR-M-1000)	Level 08 Proposed Temperature Control Zone Layout	No standalone replacement; zoning shown on heating and cooling layout
30279810-ARC-MAN-08-DR-ME-05700 (L02)	4745-SHA-XX-08-DR-M-3000 4745-SHA-XX-08-DR-M-3001	Approved: Level 08 Proposed Ventilation Layout. Replacement: 8th Floor Ventilation Layout Sheets 1 and 2	One approved sheet now presented across two
30279810-ARC-MAN-08-DR-EE-06302 (L02)	4745-SHA-XX-08-DR-E-1000	Approved: Level 08 Proposed Lighting System Plan. Replacement: Proposed Lighting Layout 8th Floor	Renumbered under new consultant

30279810-ARC-MAN-08-DR-EE-06202 (L02)	4745-SHA-XX-08-DR-E-2000	Approved: Level 08 Proposed Small Power & Data System Plan. Replacement: 8th Floor Small Power and Data	Renumbered under new consultant
30279810-ARC-MAN-08-DR-EE-06802 (L02)	4745-SHA-XX-08-DR-E-3000	Approved: Level 08 Fire Detection & Alarm and Security System Plan. Replacement: Proposed Fire & Security Layout 8th Floor	Renumbered under new consultant
30279810-ARC-MAN-08-DR-EE-06104 (L02)	4745-SHA-XX-08-DR-E-4000	Approved: Level 08 Proposed Low-Level Containment System Plan. Replacement: 8th Floor Low Level (Underfloor) Containment	Renumbered under new consultant
30279810-ARC-MAN-08-DR-EE-06102 (L02)	4745-SHA-XX-08-DR-E-5000	Approved: Level 08 Proposed Middle and High Level Containment System Plan. Replacement: 8th Floor Containment	Renumbered under new consultant
Application 2 - Discharge of Condition 3 and partial discharge of Condition 4			
30279810-ARC-MAN-XX-DR-AR-O5204 (L01)	30279810-EVK-MAN-XX-DR-AR-05204 (L03)	Typical Details - Wall Details Sheet 2 of 2	Reissued in support of Condition 3
-	30279810-EVK-MAN-XX-DR-AR-05211 (L03)	Wall to Glazed Partition Detail	New detail; no approved equivalent
-	30279810-EVK-MAN-XX-DR-AR-05212 (L03)	Wall Deflection Detail	New detail; no approved equivalent
-	30279810-EVK-MAN-XX-DR-AR-05213 (L03)	Partition to Bulkhead Details	New detail; no approved equivalent
-	Condition 3 Manifestation	Glazing Manifestation and Opacity Details	New information sheet in support of Condition 3; no approved equivalent
-	Condition 4 Methodology Statement - RAF Removal	Methodology Statement for the removal of the raised access floor and exposure of the parquet flooring	In support of the partial discharge of Condition 4

2 - Plans and documents remaining as approved (unchanged)

The following approved plans and documents, listed as received on decision notice 145027/LO/2026, are unaffected by this submission and remain as approved:

Received 23 January 2026 (revision L01):

30279810-ARC-MAN-XX-DR-AR-O1000
30279810-ARC-MAN-07-DR-AR: O1111, O1501, O1631, O1801, O5003, O5005, O5008, O5009, O5015
30279810-ARC-MAN-08-DR-AR: O5028, O5029, O5030, O5031
30279810-ARC-MAN-XX-DR-AR: O5201, O5202, O5206, O5207

Received 13 March 2026 (revision L02):

Design and Access Statement V2 prepared by Arcadis dated March 2026
Heritage Statement Version 3 prepared by Arcadis dated March 2026
30279810-ARC-MAN-07-DR-AR: 01101, 01201, 01401, 01601, 01611, 01621, 04003, 05001, 05002, 05004, 05006, 05007, 05011, 05012, 05013, 05014, 05016, 05017, 05018, 05019, 05020, 05021, 07001, 08001
30279810-ARC-MAN-08-DR-AR: 05026, 05027, 05032, 05035, 08002
30279810-ARC-MAN-XX-DR-AR: 05203

30279810-ARC-MAN-07-DR-ME: 05200, 05300, 05500, 05600, 05601, 05700
30279810-ARC-MAN-07-DR-EE: 06101, 06103, 06201, 06301, 06501, 06801
30279810-ARC-MAN-08-DR-ME: 05200, 05300, 05500
30279810-ARC-MAN-08-DR-EE: 06502

Approved references and revisions are transcribed as printed on decision notice 145027/LO/2026 dated 19 March 2026. Where the decision notice prints the letter 'O' in place of a leading zero (e.g. O1112), this is understood to be typographical. All replacement drawings with an EVK originator code are issued at revision L03.