MANCHESTER CITY COUNCIL

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

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Planning Condition 3 (Materials) attached to planning permission 145293/FO/2026.

Location:

Sunlight House Quay Street Manchester M3 3JZ

Application reference:

OTH-2026-000183

Applicant:

JOE & THE JUICE

Date of application:

04 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition 3 (Materials)

Condition 3 (Materials) - The following information has been submitted pursuant to the discharge of this condition:

- Drawing SLH-ANO-P0-XX-DR-A-05401 Revision P01 (received by the Local Planning Authority 04/05/2026) showing the existing louvre to Quay Street
- Drawing SLH-ANO-P0-XX-DR-A-21601 Revision C01 (received by the Local Planning Authority 04/05/2026) showing the existing louvre to Quay Street
- Drawing 7063-12.5 Revision D (received by the Local Planning Authority 04/05/2026) showing the as-built louvre to Little Quay Street that is the subject of this application.

It is noted that the louvre has been installed prior to the discharge of this condition. The as-built louvre to Little Quay Street has been observed on site during a site visit 16/07/2026 and compared to the existing louvre to Quay Street which it is required to match.

In consideration of the details provided of the existing louvre to Quay Street and the as-built louvre to Little Quay Street, as well as the observations made on site 16/07/2026 between the two, the as-built louvre does not sufficiently match that of the existing louvre to Quay Street. Unlike the existing Quay Street louvre, the Little Quay Street louvre is recessed, does not span the full width of the window aperture, and does not have an anodised finish.

In addition, frame widths, including of the as-built horizontal transom, have not been provided in the drawings.

On the basis of the above, the discharge of the condition is recommended for refusal.

Date: 23 July 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 decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 the application to approve detail reserved by condition, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 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/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   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.

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.