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.
- A fee is payable for each request to discharge conditions.
- 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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Variation of condition 2 (Approved Plans) and 5 (Finishes) attached to Listed Building Consent 145027/LO/2026 to reflect internal layout changes and finishes.

Location:

Sunlight House Seventh & Eighth Floor Quay Street Manchester M3 3JZ

Application reference:

PLA-2026-000985

Applicant:

Government Property Agency

Date of application:

09 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** 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 based on seeking solutions to problems arising in relation to dealing with the application.

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 plans and documents received as part of application 145027/LO/2026:

23/03/2026

30279810-ARC-MAN-XX-DR-AR-O1000

30279810-ARC-MAN-07-DR-AR-O1111

30279810-ARC-MAN-07-DR-AR-O1501

30279810-ARC-MAN-07-DR-AR-O1631

30279810-ARC-MAN-07-DR-AR-O1801

30279810-ARC-MAN-07-DR-AR-O5003

30279810-ARC-MAN-07-DR-AR-O5005

30279810-ARC-MAN-07-DR-AR-O5008

30279810-ARC-MAN-07-DR-AR-O5009

30279810-ARC-MAN-07-DR-AR-O5015

30279810-ARC-MAN-08-DR-AR-O5028

30279810-ARC-MAN-08-DR-AR-O5029

30279810-ARC-MAN-08-DR-AR-O5030

30279810-ARC-MAN-08-DR-AR-O5031

30279810-ARC-MAN-XX-DR-AR-O5201

30279810-ARC-MAN-XX-DR-AR-O5202

30279810-ARC-MAN-XX-DR-AR-O5206

30279810-ARC-MAN-XX-DR-AR-O5207

13/03/2026

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 L02

30279810-ARC-MAN-07 -DR-AR-01201 L02

30279810-ARC-MAN-07 -DR-AR-01401 L02

30279810-ARC-MAN-07 -DR-AR-01601 L02

30279810-ARC-MAN-07 -DR-AR-01611 L02

30279810-ARC-MAN-07 -DR-AR-01621 L02

30279810-ARC-MAN-07 -DR-AR-04003 L02

30279810-ARC-MAN-07 -DR-AR-05001 L02

30279810-ARC-MAN-07 -DR-AR-05002 L02

30279810-ARC-MAN-07 -DR-AR-05004 L02

30279810-ARC-MAN-07 -DR-AR-05006 L02

30279810-ARC-MAN-07 -DR-AR-05007 L02

30279810-ARC-MAN-07 -DR-AR-05011 L02

30279810-ARC-MAN-07 -DR-AR-05012 L02

30279810-ARC-MAN-07 -DR-AR-05013 L02

30279810-ARC-MAN-07 -DR-AR-05014 L02

30279810-ARC-MAN-07 -DR-AR-05016 L02

30279810-ARC-MAN-07 -DR-AR-05017 L02

30279810-ARC-MAN-07 -DR-AR-05018 L02

30279810-ARC-MAN-07 -DR-AR-05019 L02

30279810-ARC-MAN-07 -DR-AR-05020 L02

30279810-ARC-MAN-07 -DR-AR-05021 L02

30279810-ARC-MAN-08 -DR-AR-05026 L02

30279810-ARC-MAN-08 -DR-AR-05027 L02

30279810-ARC-MAN-08 -DR-AR-05032 L02

30279810-ARC-MAN-08 -DR-AR-05035 L02

30279810-ARC-MAN-XX-DR-AR-05203 L02

30279810-ARC-MAN-07 -DR-AR-07001 L02

30279810-ARC-MAN-07 -DR-AR-08001 L02

30279810-ARC-MAN-08 -DR-AR-08002 L02

30279810-ARC-MAN-07-DR-ME-05200 L02

30279810-ARC-MAN-07-DR-ME-05300 L02

30279810-ARC-MAN-07-DR-ME-05600 L02

30279810-ARC-MAN-07-DR-ME-05700 L02

30279810-ARC-MAN-07-DR-ME-05601 L02

30279810-ARC-MAN-07-DR-ME-05500 L02

30279810-ARC-MAN-08-DR-ME-05200 L02

30279810-ARC-MAN-08-DR-ME-05300 L02

30279810-ARC-MAN-08-DR-ME-05500 L02

30279810-ARC-MAN-07-DR-EE-06301 L02

30279810-ARC-MAN-07-DR-EE-06201 L02

30279810-ARC-MAN-07-DR-EE-06101 L02

30279810-ARC-MAN-07-DR-EE-06103 L02

30279810-ARC-MAN-07-DR-EE-06801 L02

30279810-ARC-MAN-07-DR-EE-06501 L02

30279810-ARC-MAN-08-DR-EE-06502 L02

As well as the following drawings, schedules and M&E details received 09/07/2026 as part of application PLA-2026-000985:

Architectural Drawings

30279810-EVK-MAN-08-DR AR-01102 (L03)

30279810-EVK-MAN-08-DR AR-01112 (L03)

30279810-EVK-MAN-08-DR AR-01202 (L03)

30279810-EVK-MAN-08-DR AR-01402 (L03)

30279810-EVK-MAN-08-DR AR-01502 (L03)

30279810-EVK-MAN-08-DR AR-01602 (L03)

30279810-EVK-MAN-08-DR AR-01612 (L03)

30279810-EVK-MAN-08-DR AR-01622 (L03)

30279810-EVK-MAN-08-DR AR-01632 (L03)

30279810-EVK-MAN-08-DR AR-01802 (L03)

30279810-EVK-MAN-XX DR-AR-03011 (L03)

30279810-EVK-MAN-XX DR-AR-03012 (L03)

30279810-EVK-MAN-XX DR-AR-04002 (L03)

30279810-EVK-MAN-08-DR AR-05051 (L03)

30279810-EVK-MAN-XX DR-AR-05205 (L03)

30279810-EVK-MAN-08-DR AR-07002 (L03)

Schedules

30279810-EVK-MAN-XX-SH AR-06001 (L03)

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)

30279810-EVK-MAN-XX-SH AR-06031 (L03)

30279810-EVK-MAN-XX-SH AR-06041 (L03)

M&E

4745-SHA-XX-08-DR-M-1000

4745-SHA-XX-08-DR-M-3000

4745-SHA-XX-08-DR-M-3001

4745-SHA-XX-08-DR-E-1000

4745-SHA-XX-08-DR-E-2000

4745-SHA-XX-08-DR-E-3000

4745-SHA-XX-08-DR-E-4000

4745-SHA-XX-08-DR-E-5000

Reason - To ensure that the development is carried out in accordance

with the approved plans and pursuant PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

3) Notwithstanding the details as set out in condition 2 above, prior to installation of any partitions, full and final partition details shall be submitted and approved by the City Council as Local Planning Authority. For the avoidance of doubt, this shall include:

o Fixing details for partitions into any historic fabric

o Shadow gap details

o Specification of glazing frames

o Details for glazing manifestations and opacity

The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details as set out in condition 2 above, prior to any works to expose the parquet flooring on floors 7 and 8, a detailed methodology statement for the protection and restoration of the historic fabric shall be submitted and approved by the City Council as Local Planning Authority. For the avoidance of doubt, this shall include:

o details of methods and equipment used for careful removal of raised access floor

o details of methods and equipment used for restoration and protection of historic parquet flooring The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

5) The materials and finishes to be used in the 7th and 8th floor fitout shall be as specified in the following documents received 13/03/2026 as part of application 145027/LO/2026:

30279810-ARC-MAN-07-DR-AR-O1401 L02

30279810-ARC-MAN-07-DR-AR-O1601 L02

30279810-ARC-MAN-07-DR-AR-O1611 L02

As well as the following drawings received 09/07/2026 as part of application PLA-2026-000985:

30279810-EVK-MAN-08-DR AR-01402 (L03)

30279810-EVK-MAN-08-DR AR-01602 (L03)

30279810-EVK-MAN-08-DR AR-01612 (L03)

30279810-EVK-MAN-XX-SH AR-06041 (L03)

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of

the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

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/roads-and-transport/street-naming-and-numbering

Mining

Please see information relating to mining in Appendix A.

Date: 01 September 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 Town and Country Planning 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, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning 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 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 of 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 his 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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026