

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144975/LO/2026
Date registered valid:	17 February 2026
Proposal:	Listed Building Consent for the installation of 1no. internally illuminated fascia sign and 2no. internally hung illuminated logo signs, with associated internal fitout works.
Address:	Sunlight House, Quay Street, Manchester, M3 3JZ
Ward(s):	Deansgate Ward
Applicant:	Joe & The Juice UK Ltd
Agent (if any):	Mr Max Shadforth Hybrid Planning & Development Limited
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	12/05/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 05 March 2026

Standard consultations:
Printed: 20 February 2026 Expired: 13 March 2026

Neighbour notifications
Printed: 20 February 2026 Expired: 13 March 2026

Site notice
Posted: 1 April 2026 Expired: 22 April 2026

Press advert
Published: 24 February 2026 Expired: 17 March 2026

Departure from Development Plan: No

Environmental Statement: Not required

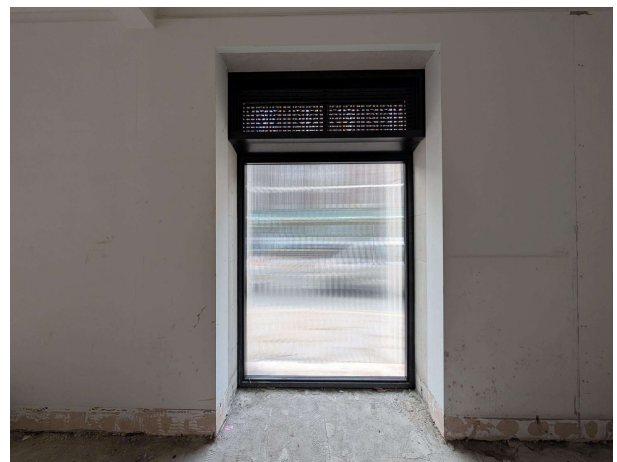
Description of site/building

Sunlight House is a Grade II listed building completed in 1932 by Joseph Sunlight, architect and developer, as the headquarters for his property business, with offices and shops to let. At the time, it was Manchester's tallest building.

The building is a 14 storey (15 including roof plant to western side) steel and concrete structure, clad in Portland stone. The building is almost square in plan, with three street frontages, and a large central light-well. Each of the three street facades are seven bays, with the two street corners expressed as three sided towers, which each rise to a four level octagonal turret, topped by a domed lantern and finial. Behind and between the turrets, the top four floors are expressed as a mansard roof with multiple setback square dormer windows, which together with the turrets create a distinctive skyline and a major feature in the city.

The ground floor corner unit's historical significance is partly comprised of its historic fabric, including masonry surrounds to the main entrance and two windows, masonry columns to internal archway and an original glazed elevation.





Listed building:

Grade II

Conservation area:

Deansgate Conservation Area 1985

Tree Preservation Order:

Not applicable

Description of area

Sunlight House is located on the corner of Quay Street and Little Quay Street in the city centre of Manchester. Quay Street contains a variety of commercial uses and buildings. The building is also located within the Deansgate/ Peter Street Conservation Area.

Background

Sunlight House has been extensively modernised throughout including refurbishment works previously throughout the building since its original construction.

During the refurbishment for the building, applications 139279/LO/2024 and 139278/FO/2024 were approved to facilitate ventilation and extract to the unit, with an associated decorative screen to the louvre.

Application 144012/LO/2025 was approved 12/11/2025 for the creation of a slab opening and staircase connecting ground floor and basement mezzanine level. Application CDN/25/1141 subsequently discharged Condition 3 for the staircase detail for this consent, approved 12/12/2025.

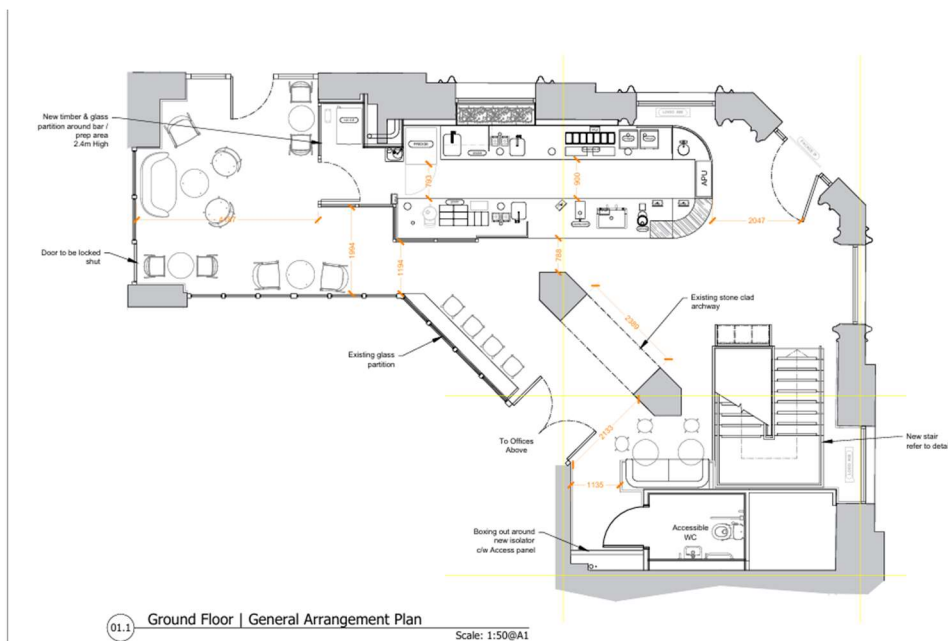
Description of development

Listed building consent is sought for fitout of the ground floor and basement corner unit at Sunlight House for a Class E café use.

The works include partitions, fixed joinery, M&E, ductwork and servicing, an associated external louvre, internal signage, and finishing details.

Ground Floor Fitout

The ground floor fit out consists of new timber and glass partitions, fixed joinery for the counter, boxing out around an isolator, as well as elevational/floor finishes.



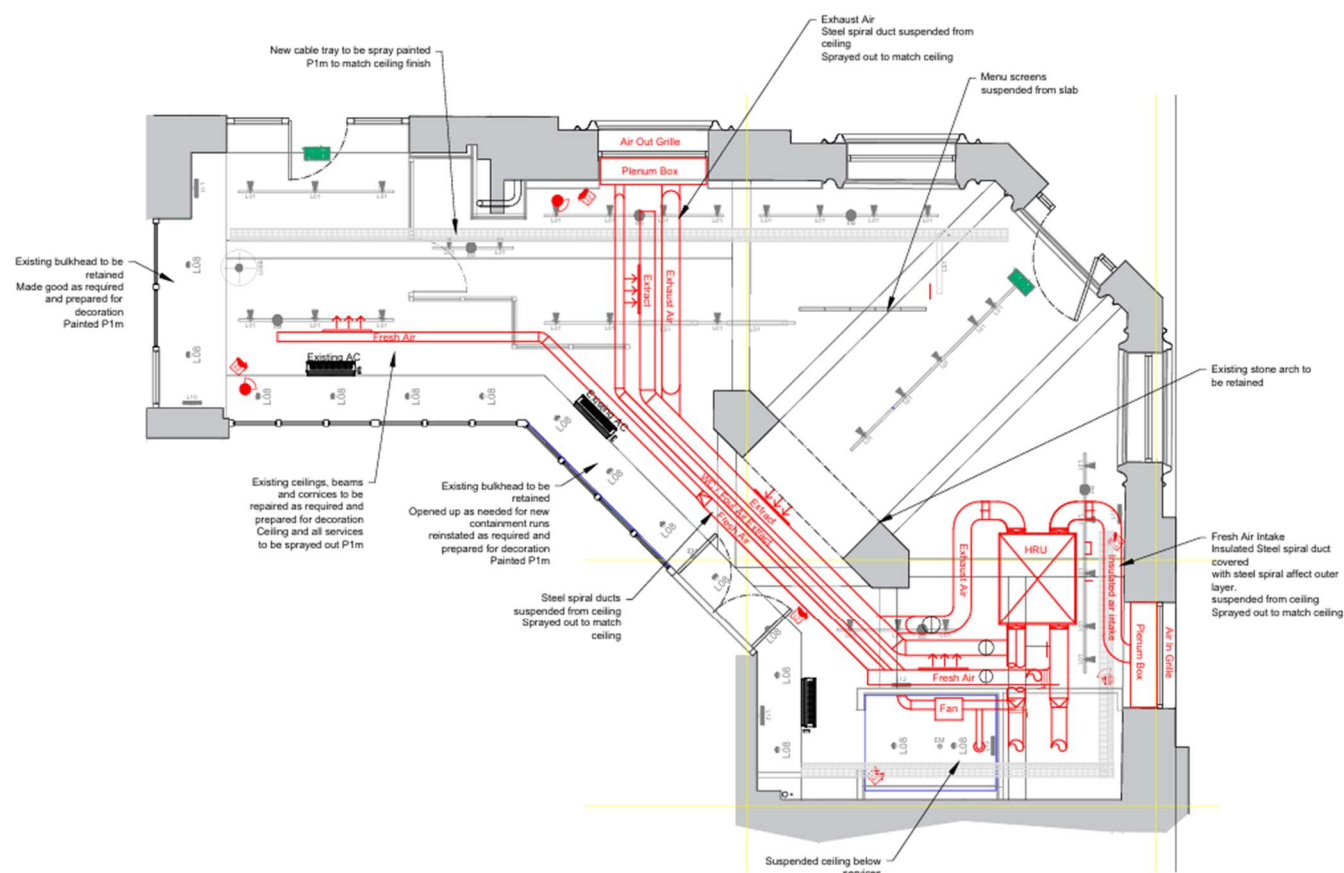
There would be a Marrazzi Mystone Limestone tiling to front of house spaces and plywood flooring to the bar area. There would be some timber panelling to the Little Quay Street and Quay Street elevations. Elevations and ceilings would be painted.

It is noted that the staircase detail submitted with the application has been agreed in application CDN/25/1141.

Ground Floor Plant, M&E, Ducting and Servicing

An M&E supporting document prepared by designtime has been submitted with the application, outlining the requirement to comply with Parts F and L of Building Regulations and, despite special considerations for Listed Buildings, the lack of flexibility afforded in reducing the level of equipment. This is particularly due to Part F requirements to provide a certain degree of ventilation to a ground floor and basement unit. The existing louvre to Quay Street does not permit both intake and extract due to a lack of a separation gap, requiring a second louvre.

An options analysis has also been submitted to demonstrate that the proposed the proposed location of the second louvre for ventilation is the least harmful option, ruling out an option through the historic glazing for the increased harm to the building's original fabric.



A further options analysis has been conducted to determine the least harmful internal routing of ducting and servicing. It rules out use of the existing bulkhead which is already occupied with plant, as well as routes which concentrate ducting in front of the entrance and appear cluttered. As per this option, plant would be sited close to the existing Quay Street elevation, with ductwork running behind the stone archway to the rear of the unit.

External louvre

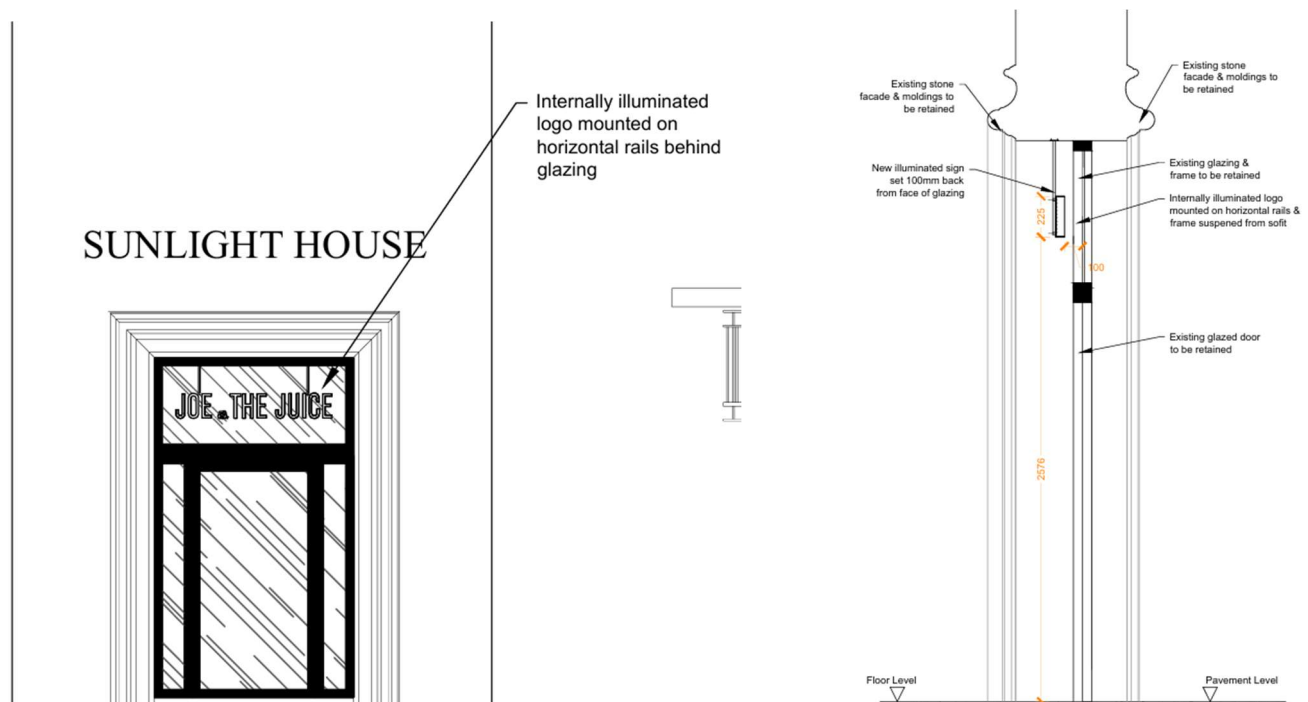
The proposal includes an external louvre to the eastern elevation matching the design of the existing louvre to the southern elevation.



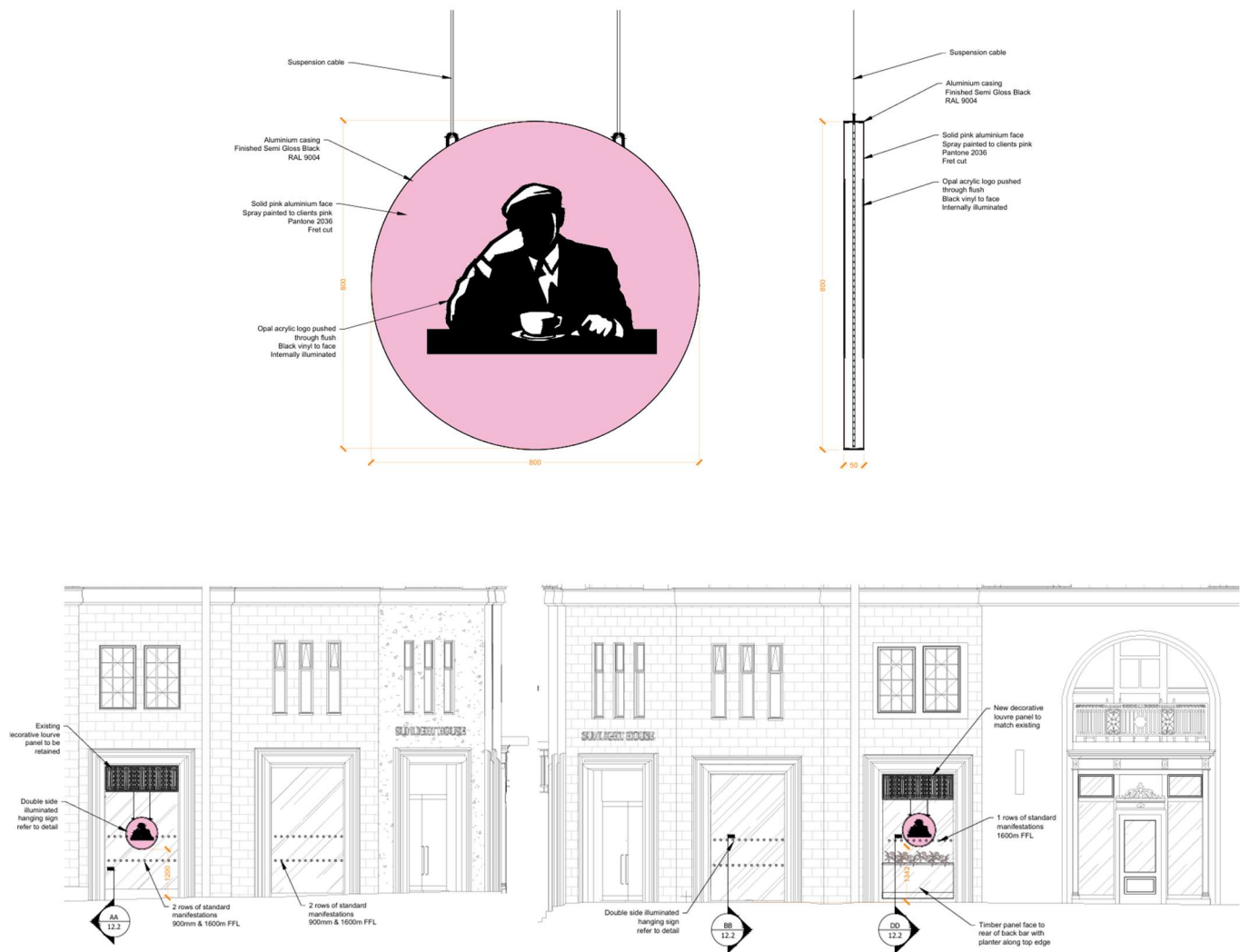
The existing louvre to Quay Street does not permit both intake and extract due to a lack of a separation gap.

Internal Signage

Sited behind the glazing above the main entrance there would be an internally illuminated individual lettering sign. The lettering would have a height of 225mm, a length of 1450mm and a depth of 50mm. It would be fixed to the masonry soffit via a black aluminium support frame.

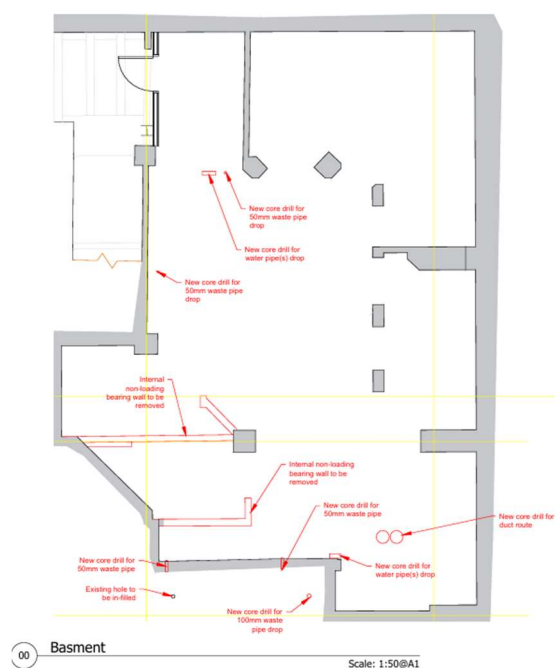


There would also be 2no. internally illuminated hanging roundel signs behind the glazing, with 1no. to the southern elevation beneath the existing decorative louvre and 1no. to the eastern elevation beneath the proposed matching louvre. They would be fixed via suspension cables. They would each have a diameter of 800mm and a depth of 50mm to feature a black logo with a pink background.

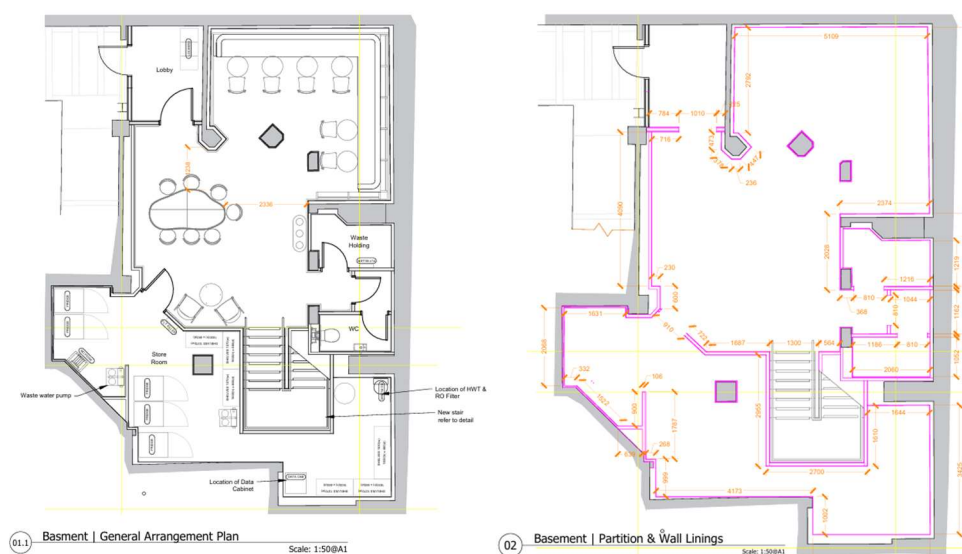


Basement Fitout

There would be demolitions of non-loadbearing and non-original walls within the basement.



There would be new partitions to create back of house spaces and toilet facilities. Walls and structural columns would be lined with plasterboard, with timber panelling applied to front of house spaces.



Finishes include Marrazzi Mystone Limestone tiling to front of house spaces and plywood flooring to back of house areas, as well as wall tiling.

Consultations & Notification Responses

Notification:

Occupiers of neighbouring buildings were notified of the proposal via notification letters. No representations have been received.

Advertisement:

The application was advertised by site notice and in the local press as affecting a listed building. No representations have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus: City Centre and Fringe
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC19 – Listed Buildings

NPPF

- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

Draft National Planning Policy Framework (NPPF) (2025)

- The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Listed Buildings and Conservation Areas Act 1990

- Sections 16 (Decision on Application)

Issues

Impact on Heritage Asset

Ground Floor Fitout

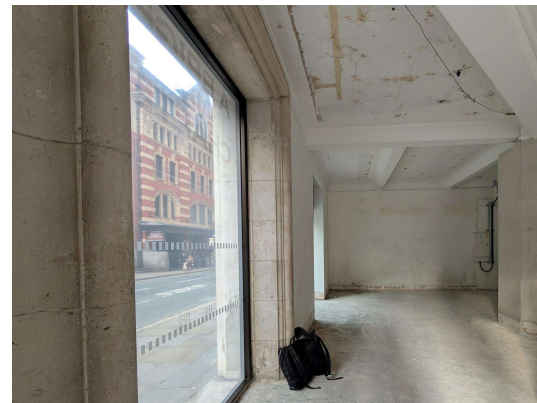
Joinery to create a bar area would incur adverse harm and be visible from the exterior spanning across two windows. To somewhat mitigate this, there would be a timber panel face to the rear of back bar with a planter to one window, helping break up and mask its presence. It is also acknowledged that there are spatial constraints within this unit for placement of a serving counter. On balance, this harm is considered to be low level and not to unacceptably detract from the building's external appearance.

New partitioning to the bar area would have a negligible impact on the unit's spatial character. It would box out the currently exposed brickwork, though where it would meet the internal elevations, it would not impact historic fabric. It is noted that these partitions would be reversible. In order to further mitigate against the harm associated with partitions into the building's elevations, a compliance condition is recommended to ensure the works are carried out in accordance with the submitted method statement for partition fixing details.

Where there would be timber panelling to the elevations, it is noted that in some areas the panelling would wrap around into the window surrounds. Where they would do so, they would stop short of the stone surrounds and would not abut the glazing. It is noted that the gap between the ends of the panelling and the frames is unlikely to be visible from the exterior due to the thickness of the window frames.



Where in proximity to masonry surrounds of the windows, as well as the original glazing to Little Quay Street, timber panelling would similarly stop short of the significant historic fabric.



Otherwise, the proposed elevational and flooring finishes would have negligible impact on the unit's material quality, would not incur adverse harm to historic fabric and would moreover be reversible. In the event of an approval, it is recommended that a condition is attached to the decision requiring samples of all finishes.

Ground Floor Plant, M&E, Ducting and Servicing

There would be a significant amount of M&E plant, ductwork and servicing associated with the fitout, adding clutter to a relatively compact unit. In particular, this would impact upon the appreciation of the internal historic fabric, including the stone archway and coffered ceiling.

While harmful, the options analysis submitted has explored alternative intake and extract locations. An option has also been explored with less ductwork to site the louvre within a second Quay Street elevation, requiring interventions to an original window with masonry surrounds and a second louvre to Quay Street. The proposal therefore represents a feasible option for delivering ventilation that avoids greater harm to the external appearance of the historic shopfront.

Notwithstanding the above, throughout the course of the application the applicant has submitted several amendments to further rationalise the ducting and cable routes and mitigate the level of harm to a further degree. The proposal now routes ductwork and servicing behind the stone archways and towards the rear of the unit, allowing for a less cluttered entrance space. Plant and ductwork would neither be sited immediately in front of the glazing and harm the external appearance of the unit. All equipment would be sprayed out to match the background ceiling colour.

In consideration of the above, the proposal would incur a medium level of less than substantial harm. In the event of an approval, it is recommended that a condition is attached to the decision

requiring details and samples of all finishes to ducting, cable trays and associated plenum boxes to ensure harms are mitigated to a further degree.

External Louvre

The decorative screen would be installed to obscure any plant behind and mitigate against any visual harm that would be created. The proposal is to replicate the existing decorative screen, which has been designed to take design cues from other iron screens present above doorways and windows across the building. This would allow the new screen to visually integrate into the elevation and harmonise with the character of the building.

The window in the opening to which the louvre is proposed is not original, and therefore the proposal would not involve the removal of historic fabric. A condition has been applied to application 145293/FO/2026 for submission of a sample to ensure it is an exact match.

Internal Signage

The individual lettering sign would incur some adverse harm as it would be fixed into significant historic fabric of the masonry soffit, with 2no. penetrations. To minimise the direct harm of penetrations and limit the visual impact of fixings, a condition is recommended to require a method statement for fixing details and final details of any baseplate.

The hanging roundels are of a slimline design with a 50mm depth. The hanging roundel to Quay Street would fix into the underside of the existing decorative louvre box and not impact upon historic fabric. While it would occupy a somewhat large portion of the glazing, this window only provides views to the rear of the unit and the staircase.

The hanging roundel to Little Quay Street would similarly be fixed to the underside of the proposed louvre, avoiding historic fabric. It would also avoid occupying the more historically significant adjacent window with masonry detail surrounds.

As they feature on three separate elevations, the signs are not cumulatively considered to result in an excessive amount of signage and would not result in advertisement clutter to the listed building. All signage would be sited behind the glazing which would further assist in muting its visual impact.

Basement Fitout

The basement does not contain the same degree of significant historic fabric, currently only having structural elements exposed.

New partitioning to create back of house facilities would incur a low level of less than substantial harm, though it is accepted that these would have positive heritage benefits in opening up the basement as a commercial space and allow appreciation for the listed asset. It is however noted that these partitions would be reversible. In order to further mitigate against this harm, a compliance condition is recommended to ensure the works are carried out in accordance with the submitted method statement for basement partition fixing details.

With respect to plant, M&E, ductwork and servicing, a large degree of this would be screened within the stair void or otherwise within back of house spaces. The siting and fixing of an AC cassette and fresh air supply duct within the front of house areas would incur a small degree of less than substantial harm. These features would be sprayed out to match the ceiling, helping mitigate the visual harm by blending the services into the background ceiling.

Wall, ceiling and floor finishes would have a negligible impact on the unit's material quality and architectural features. It is noted that these elements would also be reversible. In the event of an approval, it is recommended that a condition is attached to the decision requiring samples of all finishes to ensure their final quality.

Assessment of Harm

As outlined above, there would be a high level of less than substantial harm as a result of the plant equipment and servicing to the ground floor ceiling. Less than substantial harms would be incurred as a result of signage fixed into the masonry, the bar counter spanning two windows, and subdivision within the basement. There would also be positive heritage benefits in opening up the basement as a commercial space and allow appreciation for the listed asset.

Harms have been mitigated through optioneering processes selecting the least harmful ducting routes. Further harms would be mitigated through conditions requiring final details and samples of the ductwork and associated installations, a method statement and final details for signage fixing into the masonry, as well as compliance conditions to ensure the scheme is carried out in accordance with submitted method statements.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposal would facilitate bringing the vacant unit to an optimum viable ancillary commercial use in line with Core Strategy Policies SP1, EC1, EC3 and CC1.

As such, the less than substantial harm resulting from the works are at a level where the public benefits of facilitating the occupancy of a viable use and opening up the basement outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Conclusion

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-P1, and JP-P2; Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; and sections 12 and 16 of the NPPF as they relate to the sustaining, preservation and enhancement of heritage assets.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation:

Approve

Condition(s) to be attached to decision for approval

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 following drawings and documents received by Manchester City Council as the Local Planning Authority on...

16/01/2026:

- Location Plan

17/04/2026:

- M&E Justification prepared by designtime
- Options Analysis prepared by Hybrid Planning and Development

24/04/2026:

- 7063-00 REVISION D
- 7063-01.1 REVISION K
- 7063-02.1 REVISION B
- 7063-02.2 REVISION C
- 7063-03.1 REVISION H
- 7063-03.2 REVISION E
- 7063-03.3 REVISION D
- 7063-03.4 REVISION D

- 7063-03.6 REVISION G
- 7063-04 REVISION D
- 7063-06.1 REVISION D
- 7063-07 REVISION D
- 7063-08.1 REVISION E
- 7063-08.2 REVISION D
- 7063-08.3 REVISION D
- 7063-08.4 REVISION D
- 7063-12.1 REVISION D
- 7063-12.2 REVISION E
- 7063-12.3 REVISION E
- METHOD STATEMENT: FIXING PARTITION WALLS TO EXISTING STONE WALLS (LISTED BUILDING)
- METHOD STATEMENT: FIXING PARTITION WALLS TO WALLS IN A DPM-LINED BASEMENT

01/05/2026:

- Materials Board prepared by Phoenix Wharf Design

08/05/2026:

- Joe & The Juice Sunlight House Quat Street Manchester Finishes Schedule
- 7063-08.5 REVISION E

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, EC1, EC3, CC1, CC9, EN3 and DM1 of the Core Strategy; saved policy DC19 of the Unitary Development Plan for the City of Manchester; and Section 16 of the Listed Buildings and Conservation Areas Act 1990.

3

The installation of the internal partitions hereby approved shall be carried out in accordance with details of the approved details received by the City Council, as Local Planning Authority and remain in situ for the duration of the construction of the development. For the avoidance of doubt, these details consist of the following documents:

- METHOD STATEMENT: FIXING PARTITION WALLS TO EXISTING STONE WALLS (LISTED BUILDING) received 24/04/2026 by the City Council as Local Planning Authority
- METHOD STATEMENT: FIXING PARTITION WALLS TO WALLS IN A DPM-LINED BASEMENT received 24/04/2026 by the City Council as Local Planning Authority

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4

Notwithstanding the details as set out in condition 2 above, prior to installation of any signage into the masonry surrounds, full and final fixing details shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Cross sections at an appropriate scale, showing any fixing plates and suspension cables;
- Details of any methods and tools to be used at the masonry surrounds of the main entrance;
- Details of any penetrations;
- A scheme for the restoration of the masonry surrounds to be implemented in the event that the signage is removed.

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

Notwithstanding the details as set out in condition 2 above, prior to the commencement of any internal decoration, full and final details of internal finishes shall be submitted and approved by the City Council as Local Planning Authority.

For the purpose of this condition, 'internal decoration' means:

- The installation of any wall and floor tiling;
- Application of any paints;
- Timber panelling.

For the avoidance of doubt, these details shall include:

- Details and samples of any wall and floor tiling materials to be used in the internal fitout.
- Details and samples of any paints and treatments in the internal fitout.
- Details and samples of timber panelling.

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.

6

Notwithstanding the details as set out in condition 2, prior to installation of any ductwork, servicing and M&E, full and final details shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Details of materials and finishes for ductwork.

- Details of materials and finishes for plenum boxes.
- Details of materials and finishes for cable trays.

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Fifth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
188 - 192 Deansgate, Manchester, M3 3ND
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, 15 Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
111 Sunlight House, Quay Street, Manchester, M3 3LE
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Ground Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Store Rear Of 192, Deansgate, Manchester, M3 3ND
1 Little Quay Street, Manchester, M3 3JU
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
London House, 193 Deansgate, Manchester, M3 3NE
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Overseas House, Quay Street, Manchester, M3 3HN
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Old Grapes Inn, Quay Street, Manchester, M3 3JU
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
Royal London House, 196 Deansgate, Manchester, M3 3WF

Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
194 Deansgate, Manchester, M3 3ND
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
200 - 204 Deansgate, Manchester, M3 3NN
198 Deansgate, Manchester, M3 3NE
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
15 Quay Street, Manchester, M3 3HN
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL