MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 6 (Details of Ductwork and Servicing) attached to Listed Building Consent 144975/LO/2026.

Location:

Sunlight House Quay Street Manchester M3 3JZ

Application reference:

OTH-2026-000766

Applicant:

Joe & The Juice Joe and the Juice Uk Ltd

Date of application:

23 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 6 (Details of Ductwork and Servicing)

The following information has been submitted to the City Council as Local Planning Authority pursuant to the discharge of Condition 6 (Details of Ductwork and Servicing) attached to Listed Building Consent 144975/LO/2026:

- Covering Letter
- Drawing pack including plans referenced:
  - 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
  - 7063-08.1 Revision E
  - 7063-08.2 Revision D
  - 7063-08.3 Revision D
  - 7063-08.5 Revision E
  - 7063-12.5 Revision E

All received 23/06/2026

Notwithstanding that the details of this condition required submission of further information prior to the installation of any ductwork, servicing and M&E, it is noted that the ductwork, servicing and M&E was installed prior to the submission of this application and have been observed on site from at least 16/07/2026.

Following the 16/07/2026 site visit to inspect the as-installed ductwork, servicing and M&E, the applicant was informed 16/07/2026 that the drawing pack included reference to a louvre that was not in line with the approved drawings nor matching that of an existing louvre to Quay Street.

The applicant confirmed that the drawing should be omitted from the submission in Correspondence RE: Omitted Drawing received 09/09/2026.

Therefore, notwithstanding the submission of drawing referenced 7063-12.5 Revision E within the file package, on the basis of the Covering letter and submitted drawings 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, 7063-08.1 Revision E, 7063-08.2 Revision D, 7063-08.3 Revision D and 7063-08.5 Revision E all received 23/06/2026; as well as the Correspondence RE: Omitted Drawing received 09/09/2026, the condition is discharged.

Date: 10 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 (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 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 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.