



Planning

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Date: 27 February 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission

Application No: 142217/NMC/2025

Description: A non-material amendment to amend Condition 2 of planning permission referenced 132801/FO/2022 to change the approved cladding material to reinstate natural zinc cladding.

Location: Base Apartments, 12 Arundel Street, Manchester, M15 4JR

I refer to your application for a non-material amendment to planning permission reference 132801/FO/2022.

Following an assessment of the details submitted, it is confirmed that the proposed amendment to the wording of Conditions 2 (Plans and Documents) of application referenced 132801/FO/2022 to replace 'Euroclad Vieo Zinc Standing Seam' zinc replica cladding with 'VMZinc Quartz Zinc Plus Standing Seam' pre-weathered natural zinc cladding is considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed amendment to the wording of Condition 2 will have no material impact upon the previously approved scheme, will not adversely affect residential amenity within the area or will it have any significant material impact upon the overall quality of the development and there are no material planning considerations to indicate otherwise.

The re-wording of condition 2 of application referenced 132801/FO/2022 is requested to allow a change from the approved cladding material from 'Euroclad Vieo Zinc Standing Seam' zinc effect cladding to a pre-weathered natural zinc standing seam product, which is a superior material and was the original cladding material on this building. This change is requested as the Euroclad product was withdrawn from the market and is no longer available to purchase. The wording of Condition 2 is therefore amended to replace the approved drawings with the amended drawings. It should be noted that this letter of consent does not supersede the decision notice attached to listed building consent 132801/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to the consent referenced 1132801/FO/2022, still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended condition also applies:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

The following plans

P10041/PL/201 Revision A

received by the City Council as local planning authority on 28 January 2022

P10041/PL/207 Rev D

P10041/PL/208 Rev D

P10041/PL/209 Rev D

P10041/PL/210 Rev D

P10041/PL/211 Rev D

P10041/PL/214 Rev A

P10041/PL/215 Rev A

received by the City Council as local planning authority on 20 February 2025

Documents

Document 'Non-combustible Fire Rated External Flooring Systems' prepared by Envirobuild.com (Version 1.80) - Received by the City Council as local planning authority on 28 January 2022

Fire Statement Form received by the City Council as local planning authority on 6 April 2022

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 132801/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 132801/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

Should you wish to discuss the matter further, please contact Emily Booth using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing