

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144963/NMC/2026
Date registered valid:	16 January 2026
Proposal:	Non-material amendment of Condition 2 (approved plans) for cladding fixing arrangement to Core 1 cladding and replacement of windows to Planning Permission 132801/FO/2022 as amended by 142217/NMC/2025..
Address:	Base Apartments, 12 Arundel Street, Manchester, M15 4JR
Ward(s):	Hulme Ward
Applicant:	Anita Goater Base Management Services Ltd. C/o Stevenson Whyte
Agent (if any):	Easton Bevins
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	06/02/2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit: 22 January 2026

Standard consultations:

No consultations have been printed and sent.

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The building subject of this application is a part 11 storey and part 7 storey residential building. The elevations of the building are a combination of stone, zinc cladding and brick. The main elevation of the building is onto Worsley Street, and it is bound by Worsley Street, Arundel Street, an adjacent apartment building and Burton Place. It is a C-shaped building with a landscaped courtyard.

Listed building: Not applicable

Conservation area: Castlefield Conservation Area 1979

Tree Preservation Order: Not applicable

Description of area

The site is located within the Castlefield Conservation Area within Manchester City Centre. The Grade II* Listed St Georges Church is opposite the building. Surrounding uses include residential apartments.

Background

Planning application referenced 132801/FO/2022 was approved in May 2022. It allowed the replacement of the existing standing-seam zinc cladding with standing-seam Vieo zinc appearance cladding.

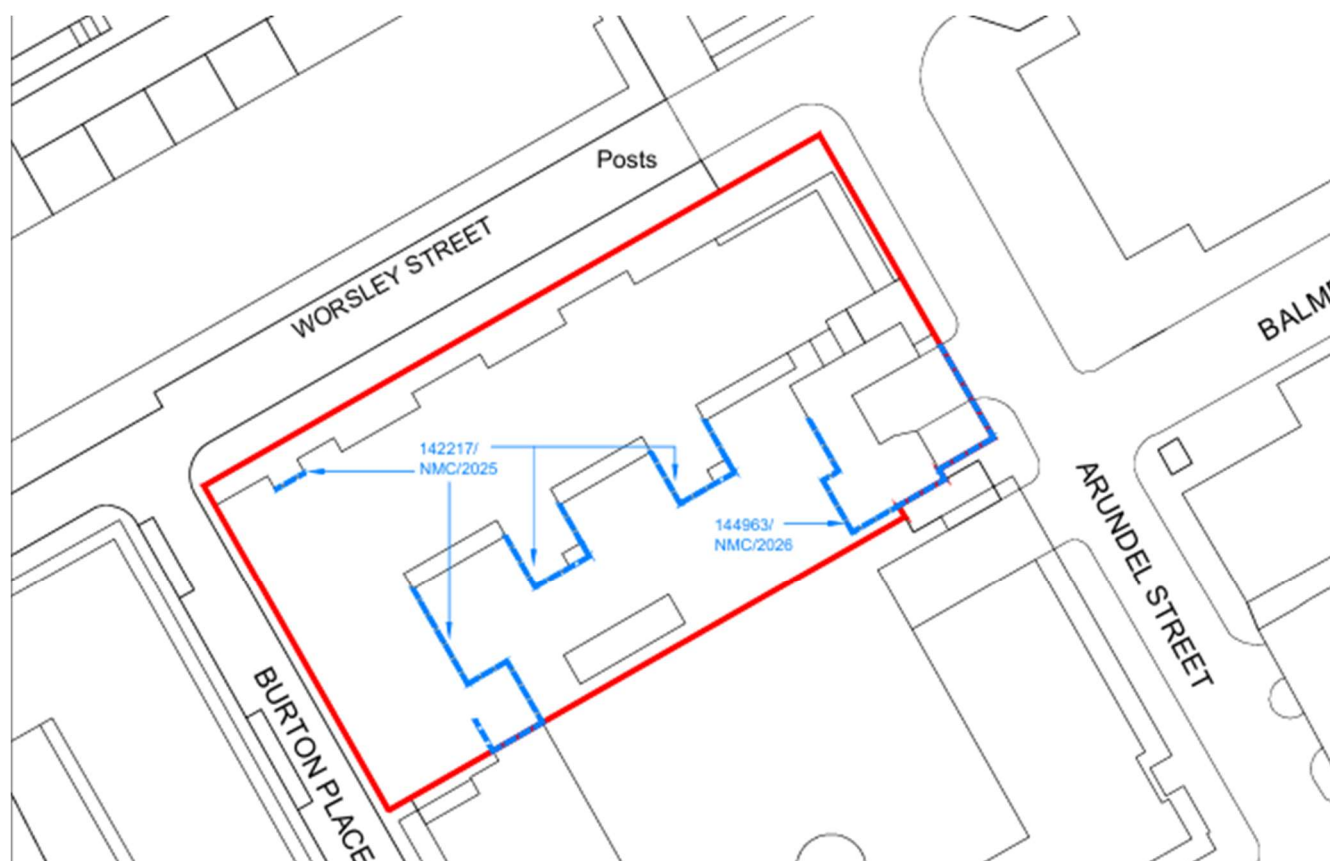
A Non-Material Amendment referenced 141229/NMC/2024 was then sought to amend the wording of condition 2 attached to application referenced 132801/FO/2022 to allow the replacement of standing-seam Vieo zinc appearance cladding with Euroclad Vieo standing-seam cladding to be powder coated in RAL 7005. This was refused on 30 October 2024

A Non-Material Amendment referenced 142217/NMC/2025 was then sought to allow the replacement of standing seam Vieo replica zinc cladding with natural zinc cladding. This was approved on 27 February 2025. Following the approval of 142217/NMC/2025, the cladding fixing arrangement was installed across the site, but could not be installed as approved to Core 1 due to damaged blockwork. A fixing arrangement to the top of the tower to facilitate the application of the cladding was erected without consent.

A Non-Material Amendment referenced 144472/NMC/2025 was then sought to allow removal and replacement of windows and doors at 7th, 8th, 9th and 10th floors of Core 1. This was refused on 05 December 2025 due to a lack of information.

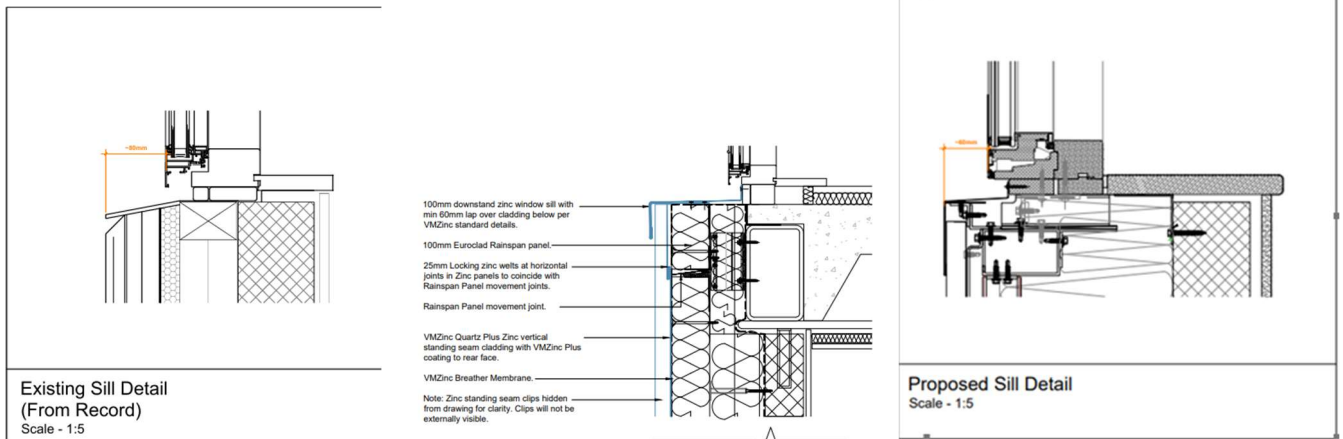
Description of development

This application seeks a non-original amendment to application referenced 132801/FO/2022 as amended by 142217/NMC/2025 to regularise the cladding substructure installed to Core 1, and to remove and replace the existing windows within the zinc-clad upper storeys of the building (7th, 8th, 9th and 10th floors of Core 1).



(Location Plan specifying scope of 144963/NMC/2026 application in relation to previous non-material amendment 142217/NMC/2025)

Originally, the building exhibited a sill depth of 80mm. As approved in application 142217/NMC/2025 there is a deeper window reveal of 170mm across the site where cladding is replaced. Where the separate fixing arrangement has been installed to Core 1 due to damaged blockwork this is a depth of 60mm, representing a 20mm loss from the original permission.



(Left: original 80mm sill depth; Middle: 170mm sill depth approved across the site in 142217/NMC/2025; Right: 60mm sill depth now proposed for Core 1)

With respect to the window frames, the existing frames are comprised of Ideal Combi Futura models in aluminium/timber composite with a PPC Aluminium (RAL 7016, Anthracite) external finish and a clear lacquer timber internal finish. There are concealed trickle vents to heads and jambs, which are not externally visible.

The proposed frames are of a similar Ideal Combi Futura+ model, with the same frame widths and finishes (however now featuring a 60mm sill depth).

EXISTING WINDOW LEGEND - EXTERNAL VIEWS 1:25					
TYPE T1 - EXISTING Ideal Combi Futura aluminium/timber composite. Outward opening terrace/balcony door with fixed side window. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to heads and jambs, not visible externally.	TYPE T2 - EXISTING Ideal Combi Futura aluminium/timber composite. Outward opening terrace/balcony door with fixed side window. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to heads and jambs, not visible externally.	TYPE T3 - EXISTING Ideal Combi Futura aluminium/timber composite. Window with side-hung opening light. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.	TYPE T4 - EXISTING Ideal Combi Futura aluminium/timber composite. Fixed window. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.	TYPE T5 - EXISTING Ideal Combi Futura aluminium/timber composite. 4-section window with side-hung opening light. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.	TYPE T6 - EXISTING Ideal Combi Futura aluminium/timber composite. Side-hung opening window. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.
PROPOSED WINDOW LEGEND - EXTERNAL VIEWS 1:25					
TYPE T1 - PROPOSED Ideal Combi Futura+ aluminium/timber composite. Outward opening terrace/balcony door with fixed side window. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.	TYPE T2 - PROPOSED Ideal Combi Futura+ aluminium/timber composite. Outward opening terrace/balcony door with fixed side window. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.	TYPE T3 - PROPOSED Ideal Combi Futura+ aluminium/timber composite. Window with side-hung opening light. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.	TYPE T4 - PROPOSED Ideal Combi Futura+ aluminium/timber composite. Fixed window. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.	TYPE T5 - PROPOSED Ideal Combi Futura+ aluminium/timber composite. 4-section window with side-hung opening light. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.	TYPE T6 - PROPOSED Ideal Combi Futura+ aluminium/timber composite. Side-hung opening window. External finish - PPC Aluminium (RAL 7016, Anthracite) Internal finish - Timber, clear lacquer. Concealed trickle vents to jambs, not visible externally.

Consultations & Notification Responses

Not applicable.

Issues

The scope of this non-material amendment application relates to the fixing arrangement to Core 1 of the pre-weathered natural zinc standing seam product approved in 142217/NMC/2025. As such, the use of this superior material is not impacted by the current proposal.

While with the fixing arrangement that cladding would come further forward of the elevation and would have a 60mm sill depth, the 20mm loss of sill depth from the 80mm approved as part of original application 132801/FO/2022 is not considered to substantially impact the already relatively shallow window reveal. This is therefore not considered to significantly impact the appearance of the building.

The proposed change would also replace existing windows within the zinc clad upper storeys with a variant of the existing model. The thickness of the frames would be the same as existing, with the same anthracite colour finish. Also as existing, there would be no visible external trickle vents. In these regards the proposed amendment is not considered to have a significant visual impact.

No alterations are considered to have a material impact on residential amenity.

On this basis of the above, the proposed changes are considered to be acceptable and non-material in nature. The application is therefore recommended for approval.

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 OR Reasons for recommendation to refuse

1) The proposed seeks to amend condition 2 (Plans and Documents) of planning permission 132801/FO/2022 as amended by 142217/NMC/2025 in order to include an alternate fixing system for applying the natural zinc cladding and a replacement of the existing windows.

2) New Plans

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

Drawings received 16/01/2026:

P10041/PL/209 Revision F

P10041/PL/210 Revision F

P10041/PL/211 Revision F

Drawings received 03/02/2026:

P10041/PL/220 Revision B

P10041/PL/221 Revision B

P10041/PL/222 Revision B

P10041/PL/223 Revision B

P10041/PL/224 Revision A

P10041/PL/225 Revision A

Drawings received 04/02/2026:

P10041/PL/226

Drawings received 09/02/2026:

P10041/PL/227

3) Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and are acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

Appendix 1 – List of consultees & neighbours notified

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 - Castlefield Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL