



Planning

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Date: 12 February 2026

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: 144963/NMC/2026

Description: 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.

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.

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.

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.

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:

2) 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

Should you wish to discuss the matter further, please contact Sam Elliott using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe

Director of Planning, Building Control & Licensing