



MANCHESTER
CITY COUNCIL

Planning

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Date: 5 December 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: 144472/NMC/2025

Description: Non-material amendment to planning permission 132801/FO/2022, as amended by 142217/NMC/2025, to allow for removal and replacement of windows and doors at 7th, 8th, 9th and 10th floors of Core 1

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 amendments relate to the replacement of windows. It was not proposed to replace these windows under application referenced 132801/FO/2022.

Following an assessment of the details submitted, it was not possible to understand the changes as no existing version of the drawings and no comparison drawings were received, so there was nothing to show whether the changes were material.

The City Council is not satisfied that the proposed changes would not have an impact upon the amenity and visual appearance of the building and surrounding area.

As such the proposal cannot be determined as non-material under section 96A of the Town and Country Planning Act 1990.

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

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

Yours faithfully,

Julie Roscoe

