MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 12

Suffix:

Property Name: Base Apartments

Address Line 1: Arundel Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M15 4JP

Description of site location must be completed if postcode is not known:

Easting (x): 382757

Northing (y): 397350

Description:

Applicant Details

Name/Company

Title

First name

Anita

Surname

Goater

Company Name

Base Management Services Ltd. C/o Stevenson Whyte

Address

Address line 1

5-9 Duke Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 4NF

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

First name

Easton

Surname

Bevins

Company Name

Easton Bevins

Address

Address line 1

Unit 26

Address line 2

Osprey Court

Address line 3

Hawkfield Way

Town/City

Bristol

County

Country

Postcode

BS14 0BB

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [ ] Yes
- [ ] No
- [x] Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Replacement of standing-seam zinc cladding with standing seam aluminium cladding, including localised increased depth of cladding system. Replacement of timber balcony decking with aluminium balcony decking.

Reference number

132801/FO/2022

Date of decision

22/03/2022

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- [ ] **Householder development:** Development to an existing dwelling-house or development within its curtilage
- [x] **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Notwithstanding previous amendment reference 142217/NMC/2025 (27/02/2025)
Replacement windows and external doors to 7th, 8th, 9th and 10th floors of Core 1

Please state why you wish to make this amendment

The existing windows and external doors are in a dilapidated state and need to be removed to facilitate the cladding replacement works to levels 7, 8, 9 and 10 of Core 1. The existing windows and external doors will not survive removal, storage, reinstatement in a usable condition and therefore need to be replaced.
Existing windows and external doors are "Ideal Combi Futura" aluminium and timber composite double glazed. Proposed windows and external doors are "Ideal Combi Futura+" aluminium and timber composite double glazed. The proposed windows and external doors will be of similar appearance to the existing.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

P10041-PL-209_Prop Elevations 3 4 (Rev D)
P10041-PL-210_Prop Elevations 5 (Rev D)
P10041-PL-210_Prop Elevations 5 (Rev D)

New plan/drawing numbers

P10041-PL-209_Prop Elevations 3 4 (Rev F)
P10041-PL-210_Prop Elevations 5 (Rev F)
P10041-PL-210_Prop Elevations 5 (Rev F)
P10041-PL-220 (Rev A)
P10041-PL-221 (Rev A)
P10041-PL-222 (Rev A)
P10041-PL-223 (Rev A)
P10041-PL-224

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Easton Bevins

Date

19/12/2025