Fee Justification Statement

Application: MCFC Pump House – Steel Frame and Aluminium Cladding Envelope

Fee Clarification
This application proposes the erection of a lightweight steel frame and aluminium cladding envelope over the existing pump house structure at the Manchester City Football Academy. The works are intended solely to provide weather protection to the existing plant.

The proposal does **not result in any net increase in Gross External Area (GEA)**, as the footprint of the pump house remains unchanged. The new envelope is a protective skin and does not create additional usable floorspace.

Accordingly, the correct Planning Portal category is:
- **“Other development – The erection of buildings (e.g. commercial, community, charity, residential – not dwellinghouses, agricultural or glasshouses)”**
- **Gross external floor space created: 0 m²**
- **Applicable fee: £258 + Planning Portal service charge (£85) = £343 total**

This clarification is provided to ensure the correct fee band is applied and to pre-empt any queries regarding the Planning Portal calculation.