

Manchester City Council  
Planning & Regeneration  
Town Hall Extension  
Manchester  
M60 2LA

Ref: 126-003  
Via Planning Portal (Ref. PP-13393866)

Date: 9 October 2024

Dear Sir / Madam,

## **550 Ashton New Road, Manchester**

### **Non-material amendment to planning permission ref. 138987/FO/2024**

We have prepared this letter on behalf of the applicant, Manchester City Football Club Limited, in support of a non-material amendment to the curtain walling of the recently approved women's training facility at 550 Ashton New Road, Manchester.

The planning application was submitted via the Planning Portal and comprises the following documents:

- Application forms
- This Covering Letter
- Location Plan (drawing ref. 22-053-1000B)
- Proposed Site Sections – As Approved (ref. 22-053-1102A)
- Proposed Elevations Sheet 1 – As Approved (ref. 22-053-1130A)
- Proposed Elevations Sheet 2 – As Approved (ref. 22-053-1131A)
- Proposed Elevations Sheet 3 – As Approved (ref. 22-053-1132A)
- Proposed Site Sections (ref. 22-053-1102B)
- Proposed Elevations Sheet 1 (ref. 22-053-1130B)
- Proposed Elevations Sheet 2 (ref. 22-053-1131B)
- Proposed Elevations Sheet 3 (ref. 22-053-1132B)
- Existing Building Amended Proposals Comparison

The requisite planning application fee of £293 has also been paid via the Planning Portal.

## Background context

The application relates to the former HSBC building at 550 Ashton New Road where an application (ref. 138987/FO/2024) for the extension of the former bank to create a new training facility for Manchester City Women's Team was recently approved on 16 April 2024. The approved development will provide a number of facilities including:

- Kitchen and refectory
- Hydrotherapy
- Car parking which includes two electric vehicle (EV) spaces and ducting for the future-proofing of 22 car parking spaces.

Following the approval of the development, the partial demolition of the existing windows of the former HSBC building has begun. However, a structural beam which was initially thought to need to be retained will now need removing instead. Consequently, a new curtain walling system is required.

## The proposed development

The application seeks planning permission for a new curtain walling system which is closer in appearance to the existing façade. It would also enable the high and low-level windows to be unified into one single unit.

As part of the amendments, the access ladder contained within the compound on the roof will be amended from a vertical ladder to a companionway ladder. The proposed amendment will not only be easier but also safer for the maintenance team. In addition, the proposed companionway ladder is not as conspicuous as the previous vertical ladder as it is mostly well-screened and does not protrude past the roof line.

Full details of the proposed amendments can be found on the accompanying drawing plans submitted as part of the application.

Pre-application advice was sought with Manchester City Council (MCC) planning officers where the case officer confirmed by email on 27 August 2024 that the proposals could be regularised through a non-material amendment application.

## Relevant Planning Policy

The Development Plan for Manchester City Council comprises:

- Places for Everyone (2024)
- Manchester City Council Core Strategy (2012)
- Extant Unitary Development Policies (1995)

The National Planning Policy Framework (NPPF)(2023) and relevant supplementary planning documents are material considerations that carry significant weight.

Policy DM1 (development management) requires all development to have regard to a list of factors set out in the policy including:

- Appropriate siting, layout, scale, form, massing, materials and detail; and
- the impact on the surrounding areas in terms of the design scale and appearance of the proposed development.

## Planning justification

The principle of development has already been accepted through planning permission ref. 138987/FO/2024.

Since planning permission was granted on 16 April 2024, partial demolition works of the existing windows of the former HSBC building began. It was through the works that the development team discovered that a structural beam which was initially thought to need to be retained will now need removing instead.

The removal of the structural beam enabled us to unify both the high and low level windows into one single unit via the proposed curtain walling system. Under the proposed amendments, the rain screen cladding is replaced with opaque curtain walling infill panels, and a simple walling transom profile has replaced the structural element between high level and low level windows. The overall appearance of the building will now have a neater and cleaner façade which is closer to the existing façade of the former HSBC building.

The amendments will have no impact on the use of the building or the wider development being delivered. The changes are de minimis and clearly non-material.

For the reasons set out above and as agreed through pre-application engagement, the proposals to amend the scheme approved through permission ref. 138987/FO/2024 would be non-material in accordance with Section 96A of the Town and Country Planning Act 1990.

## Conclusion

The proposed amendments are clearly 'non-material' and represent an operational requirement. There are no material considerations that weigh against the proposal and, in accordance with Paragraph 11 of the NPPF, we would be grateful if the application could be approved without delay.

We trust that the above information is sufficient to validate and look forward for the proposed amendment to be approved efficiently so that the building works can commence.

Yours faithfully,

*Samantha Lee*

Samantha Lee  
Senior Planner

**cc:** City Football Group (MIDCO) Limited  
**enc:** as above