



Planning

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P O Box 532 Town Hall
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Mr Neil Cousins
The Brand Group
Church House
Greave
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United Kingdom

Date: 10 April 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: 145584/NMC/2026

Description: Non-material amendment to condition 2 (Specified Plans) attached to planning permission 143981/FO/2025 to allow for minor elevational alterations,

Location: City Football Academy, 400 Ashton New Road, Manchester, M11 4TQ

I refer to your application for a non-material amendment to planning permission reference 143981/FO/2025.

The proposed seeks to amend condition 2 (Specified Plans) in order to allow for minor elevational alterations.

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 143981/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 143981/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) New plans

- o 24623 Rev A: Steelwork Elevations

Stamped as received by the City Council as Local Planning Authority on the 31/03/2026.

Should you wish to discuss the matter further, please contact Michael Pearson 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