

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145253/NMC/2026
Date registered valid:	23 February 2026
Proposal:	Non-material change to application 142988/VO/2025 to allow elevational alterations, change to materials, addition of roof mounted photo voltaic panels and removal of external plant enclosure and addition of floor mounted external condenser units/cages, removal of covered cycle enclosure (cycle stands to remain), amendments to external hard/soft landscaping, retention of existing concrete panel fencing.
Address:	Land Along The South Western Boundary Of Wythenshawe Horticultural Centre, Wythenshawe Road, Manchester, M23 0AB
Ward(s):	Brooklands Ward
Applicant:	Patrick Barber, Manchester City Council
Agent (if any):	Michael Calderbank, Portakabin Limited
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	11 March 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

Printed: 24 February 2026 Expired: 17 March 2026

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

This application relates to a site to the west of the Horticultural centre within Wythenshawe Park. The site (circled in red), as seen below, is currently occupied by steel shipping containers and is used as a youth educational facility. Pedestrian access is through the adjoining gardens (yellow arrow), while vehicular access is via a dedicated driveway (orange arrow). As expected, given its location within the park, the area is heavily wooded.



Listed building: No

Conservation area: No

Tree Preservation Order: No

Description of development

The applicant obtained planning permission under reference 142988/VO/2025 for the following:

City Council Development - Installation of a modular-built youth hub and community facility, including associated landscaping

They are now applying for a non-material amendment to undertake the following revisions to the scheme:

- a) elevational alterations and change to materials,
- b) addition of roof mounted photo voltaic panels,
- c) removal of external plant enclosure and addition of floor mounted external condenser units/cages,
- d) removal of covered cycle enclosure (cycle stands to remain),
- e) amendments to external hard/soft landscaping and retention of existing concrete panel fencing.

Consultations & Notification Responses

Aerodrome Safeguarding – No objection to the proposed changes.

Policies

Draft National Planning Policy Framework (December 2025) - The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new “medium development” category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

- a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
- b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
- c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
- d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
- e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
- f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Policy JP-P5 (Education, Skills and Knowledge) – Focuses on ensuring that Greater Manchester's residents have access to high-quality education and training opportunities to support inclusive growth and economic development.

Policy JP-P7 (Sport and Recreation) – This policy aims to:

- Protect and enhance existing sport and recreation facilities, including playing fields, leisure centres, and informal open spaces.
- Ensure new developments contribute to sport and recreation provision, especially in areas of identified need.
- Promote active lifestyles and support health and wellbeing through accessible and inclusive facilities.

- Encourage multi-functional use of spaces, including shared school and community facilities.
- Support strategic sporting infrastructure, including facilities of regional or national significance.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles*, - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Issues

Principle of the Proposal – The public benefits of improving the educational facilities have previously been acknowledged, as a result, the principle of the proposed development has already been established through the earlier grant of planning permission. Notwithstanding this, it remains necessary to assess whether the proposed amendments would result in any material impacts on:

- The visual and residential amenity currently enjoyed by occupants within the vicinity of the site;
- The character and appearance of the adjacent parkland;
- Existing levels of pedestrian and highway safety.

Visual Amenity – As can be seen below, the changes to the design of the proposed building are modest and as a result it is not considered that they would have a detrimental impact upon the levels of visual amenity enjoyed within this part of the park.

The proposed air conditioning units would be sited at the rear of the building and will not be readily visible by the public. Accordingly, it is not considered their siting in this location would have a detrimental impact on visual amenity.



Residential Amenity – Given the considerable distances between the proposed site and the dwellinghouses to the west of the playing fields, it is still not considered that the proposal, including the addition of air conditioning units, would have an unduly detrimental impact upon the levels of amenity enjoyed by the residents of those dwellinghouses.

Impact on the Character of Wythenshawe Park – Given the design of the proposed building, the fact that it would replace steel shipping containers and would be screened off from the horticultural centre by mature landscaping, it is not considered that the proposed amendments would have a detrimental impact upon the overall character of Wythenshawe Park or the adjoining Horticultural Centre.

Pedestrian and Highway Safety – Pedestrian and vehicular access arrangements would remain as previously approved under application 142988/VO/2025, as such it is not considered that the proposal would have a detrimental impact upon the levels of pedestrian and highways safety enjoyed within this part of the park.

Cycle Parking – The level of cycle parking provision is still considered acceptable.

Aerodrome Safeguarding – The Aerodrome Safeguarding Officer at Manchester Airport has confirmed that the installation of the proposed photovoltaic panels raises no safeguarding concerns.

Other Legislative Requirements

Equality Act 2010 – Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The details of the proposed amendments are:

- a) elevational alterations and change to materials,
- b) addition of roof mounted photo voltaic panels,
- c) removal of external plant enclosure and addition of floor mounted external condenser units/cages,
- d) removal of covered cycle enclosure (cycle stands to remain),
- e) amendments to external hard/soft landscaping and retention of existing concrete panel fencing.

2) Following an assessment of the details submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and are considered to be acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the levels of residential and visual amenity and pedestrian and highway safety enjoyed within the vicinity of the site or the wider area.

3) Condition 2) The development hereby approved shall be carried out in accordance with the following drawings and supporting information:

- a) Drawing no. 23519-0223-p-00 location plan-a2, received on 16 June 2025
- b) Drawing no. PTK - A1 - 00 - D - A - 1803 P04, proposed site plan, received on 23 February 2026
- c) Drawing no. PTK - A1 - 00 - D - A - 1001 P06, proposed floor plan, received on 23 February 2026
- d) Drawing no. PTK - A1 - 01 - D - A - 1002 P05, proposed roof plan, received on 23 February 2026
- e) Drawing no. PTK - A1 - 00 - D - A - 2001 P05, proposed elevations, received on 23 February 2026
- f) Tree Condition Survey (by Ascerta, ref: p.2062.24) , received on 3 July 2025
- g) Ecology Report (by Ascerta, ref: p.2062.24), received on 19 May 2025
- h) Historic Environment Desk-Based Assessment (Wessex Archaeology), received on 19 May 2025
- i) Transport Statement, received 23 June 2025
- j) Design and Access Statement, received on 19 May 2025
- k) Daikin - Air Conditioning Technical Data RXP-N, received on 11 March 2026
- l) Daikin - Low Height Shy Air Alpha-series Technical Data RZAG-NV1-NY1, received on 11 March 2026
- m) Pump House - Easy-Fit - Condensing Guard, received on 11 March 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) Aerodrome Safeguarding – The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see:

<https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Appendix 1 – List of consultees & neighbours notified

Manchester Airport Safeguarding Officer

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA