



Planning

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Michael Calderbank
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Date: 2 February 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: 145017/NMC/2026

Description: Non Material Amendment to planning permission referenced 142985/VO/2025 to allow elevational alterations, change to roof material, addition of roof mounted photo voltaic panels and changes to the boundary treatment.,

Location: Crumpsall Park Visitors Centre (North West Corner Of Crumpsall Park), Ash Tree Road, Manchester, M8 5RX

I refer to your application for a non-material amendment to planning permission reference 142985/VO/2025.

Following an assessment of the details submitted, I can confirm that the proposed amendments are considered to be of a non-material nature and 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 or material alterations to the host planning permission.

The proposed amendments relate to an increased depth of fascia, a change to the cladding specification, the addition of roof mounted PV panels, a change to the window and door positions and fenestration, a change to the roofing material, vent grilles and the omission of fencing to south and east site boundaries, including the omission of pedestrian access gate/footpath off Ash Tree Road.

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 142985/VO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142985/VO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location Plan referenced 23519-0220/P-00 (location plan) received by the City Council as Local Planning Authority on 19 May 2025 and drawings referenced OPP1374276 - PTK-A1-00-D-A-1001 (P03) (G.A Floor Plan), OPP1374276 - PTK-A1-00-D-A-1803 (P01) - (Proposed Site Plan), OPP1374276 - PTK-A1-00-D-A-2001 (P03) - (G.A Elevations) and OPP1374276 - PTK-A1-01-D-A-1002 (P02) (Roof Plan), received by the City Council as Local Planning Authority on 22 January 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.

Should you wish to discuss the matter further, please contact Steven McCoombe using the details above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing