



Planning

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Michael Calderbank
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Date: 12 March 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: 145253/NMC/2026

Description: 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.

Location: Land Along The South Western Boundary Of Wythenshawe Horticultural Centre, Wythenshawe Road, Manchester, M23 0AB

I refer to your application for a non-material amendment to planning permission reference 142988/VO/2025.

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.

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.

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 142988/VO/2025. These documents should be read in

conjunction with one another. Therefore, the conditions previously applied to approval 142988/VO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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.

Should you wish to discuss the matter further, please contact David Lawless using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing