



Planning

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Manchester M60 2LA

Mr Peter Mealing
Manchester City Football Club Limited
400 City Football Academy
Ashton New Road
Manchester
M11 4TQ

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: 144952/NMC/2026

Description: Non-material amendment to amend Condition 27 (PV) attached to Planning Permission 141779/JO/2024 as amended by 144181/NMC/2025 to change the trigger for submitting the required information.

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 138987/FO/2024.

The proposed seeks to alter the trigger for condition 27.

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 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 138987/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 138987/FO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

27) Prior to 31st August 2026, details of the siting, scale and appearance of the photovoltaic solar panels shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented within two months of the approval and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact James Bridgman 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