

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145017/NMC/2026

Date registered valid: 22 January 2026

Proposal: 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.

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

Ward(s): Crumpsall Ward

Applicant: Shabnam Hussain

Agent (if any): Michael Calderbank, Portakabin Limited

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 January 2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Standard consultations:

No consultations have been printed and sent.

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

The application site relates to the edge of Crumpsall Park, fronting Ash Tree Road and is currently occupied by a grassed area, metal storage container and single storey pavilion building formerly occupied as a visitors centre.



View of application site

The site is enclosed to the front by a stone wall with metal railings above.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The application site form part of and backs onto Crumpsall Park. The area surrounding the park is predominantly residential in character. To the opposite side of Ash Tree Road is a part single, part two storey Methodist Church.

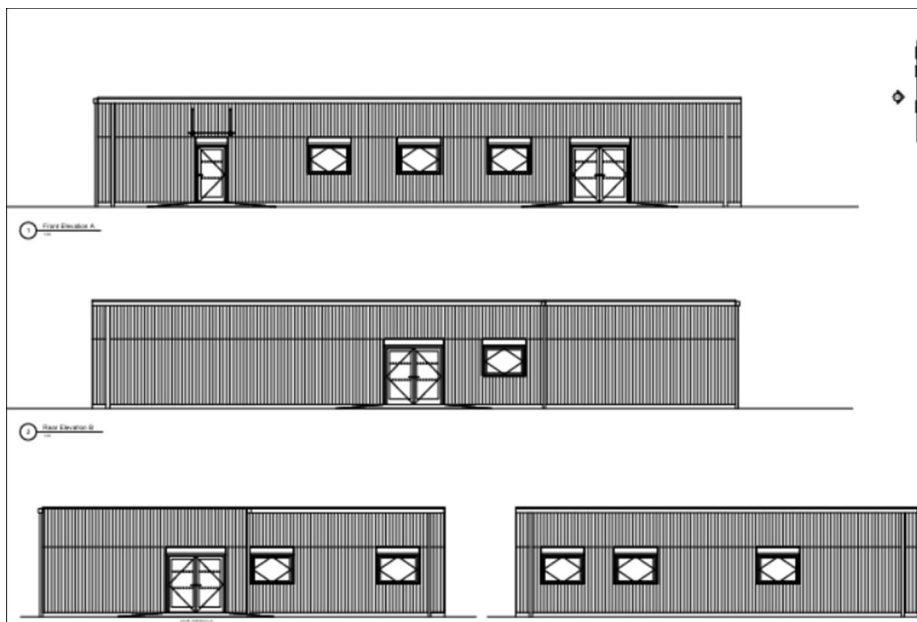
Description of development

Non Material Amendment to planning permission referenced 142985/VO/2025 which allowed for erection of a single storey, modular building to be used as a youth hub on part of the existing playing field, together with associated access, parking and boundary treatment.

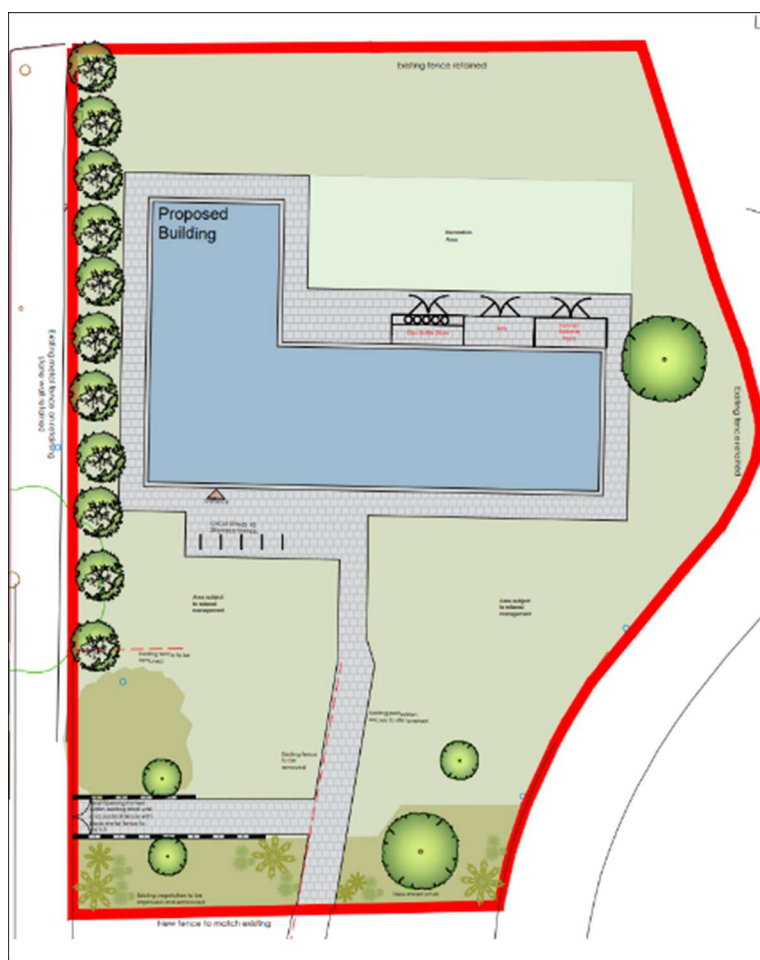
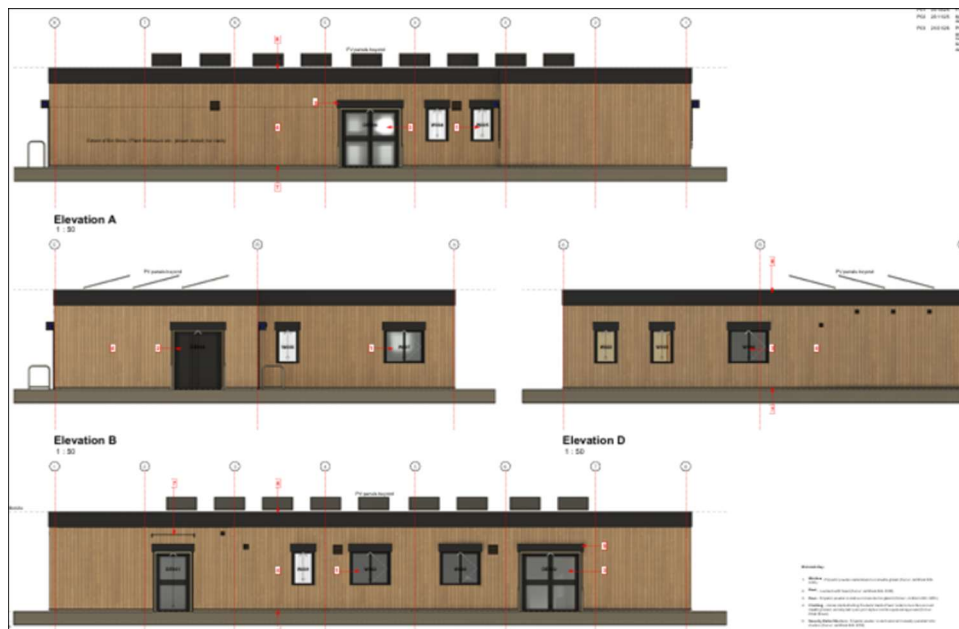
The proposed building would be located on the site of the existing pavilion building and grassed area. No off-road parking is proposed.

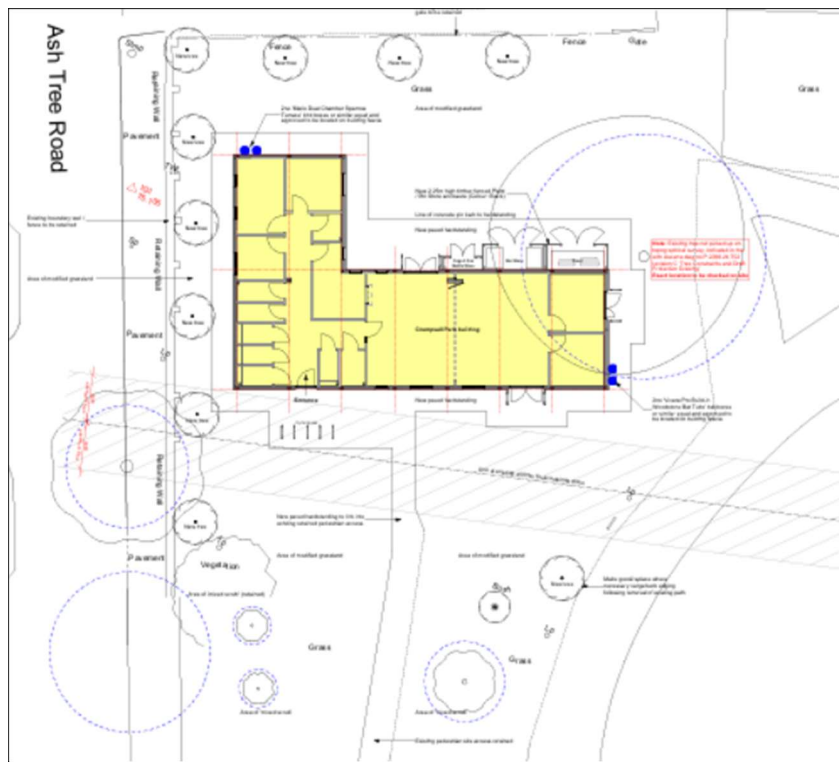
The intention of the proposed facility is to increase the provision of youth services in the area through the provision of a multi-purpose youth centre.

In this case, a series of alterations are proposed including an increased in depth of the fascia, a change to the external cladding specification, the addition of roof mounted PV panels, a change to the window and door positions and associated openings, a change to the roofing material, the inclusion of vent grilles and the omission of fencing to south and east site boundaries, including the omission of a previously proposed pedestrian access gate/footpath off Ash Tree Road.



Elevations as approved





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

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.

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.

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

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.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

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

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA