Paul Butler Associates
Planning, Development & Heritage Consultants

09 June 2026

Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO David Lawless

Our ref: 25.2220

Dear Julie,

Location: Pavilion House, Wythenshawe Sports Ground
Non-material Amendment Application

On behalf of the applicant, Manchester City Council, please find enclosed an application to vary planning permission 144600/VO/2025 which was approved on 16 January 2026. The description of development is:

'City Council Development - Refurbishment of existing sports pavilion (Class F2) involving a partial change of use to provide: a weightlifting gym (Class E), ancillary cafe and community room, external alterations, CCTV and lighting, reconfiguration to the existing hard landscaping to enable a widened pedestrian footpath, installation of external plant and enclosure and other associated works.'

Proposed Amendment

This application seeks to vary the wording of conditions 3 (traffic management) and 4 (waste management) attached to permission 144600/VO/2025.

The weightlifting club who currently operate at Wythenshawe Park (WP) are being relocated to Wythenshawe Sports Ground (WSG) as part of the above consent. The planning permission for development at Wythenshawe Park (144282/VO/2025) also has a condition requiring a scheme for the relocation of the weightlifting club prior to demolition of the WP pavilion building, therefore the programme of works at both sites are linked. A 12 week programme of works will take place at WSG to enable the weightlifting club to be relocated, while refurbishment of the other parts of the WSG pavilion building will be carried out while the club are in occupation at the site. Variation of conditions 3 and 4 is required to enable partial occupation of the pavilion building by the weightlifting club, prior to discharge of conditions 3 and 4.

The suggested amendments to the wording of conditions 3 and 4 are identified in **bold** text below:

3) Prior to the first **full** use/occupation of the development hereby approved, a detailed Traffic Management Strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full prior to first **full** use/occupation of the development and retained thereafter.

4) Prior to the first **full** use/occupation of the development hereby approved, a detailed Waste Management Strategy shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented in full prior to first **full** use/occupation of the development and retained thereafter.

A fee of £309.00 is payable with this application. A payment for this amount will be made by the applicant at the time of submission.

We trust that this information is sufficient to enable validation of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

[redacted]

Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner