Paul Butler Associates
Planning, Development & Heritage Consultants

22 June 2026

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

FAO Steven McCoombe

Our ref: 25.2126

Dear Julie,

Location: Wythenshawe Park Sport Ground
Variation to Approved Drawings

On behalf of the applicant, Manchester City Council, please find enclosed an application to vary planning permission 144282/VO/2025 which was approved on 19th December 2025. The description of development is:

'City Council Development - Reconfiguration of existing playing field and recreational facilities to provide 2x AGPs, 1x MUGA; construction of a pavilion comprising shower and change facilities, a cafe, cycle hub, and a GP clinic with Innerva Suite and community rooms (use class F2 and E(b)(d)(e)); widening of vehicular access and creation of pedestrian access; demolition of the existing weightlifting facility, reconfiguration of the existing car parking area; erection of new fencing and floodlighting; landscaping and BNG provision; a substation; and, other associated works.'

Proposed Amendments

This application proposes the following changes. A corresponding appraisal of any planning implications has been provided.

Proposed Amendment	Appraisal
Omission of colonnade from pavilion building.	The removal of the colonnade will not have any implications in terms of amenity. The building will continue to have a high design quality and the original design intent is retained.
Substitution of hard landscape materials. The permeable resin bound gravel surface to the west of the pavilion and adjacent to the running track has now been replaced with permeable bitmac, and the Kellen surface to the north and east sides of	The alternative materials are not significantly different from the approved materials, and it not considered that the revised materials would result in a fundamental change to the quality of the environment or the functioning of the development, and thereby the change would be immaterial in nature. The drainage engineer has provided the following statement in relation to the surface water run-off rates for the approved and proposed surface treatments: "The original SuDS scheme, and submitted to MCC included for all the current impermeable areas at the time of design.

the pavilion has been replaced with 450 x450 marshalls concrete pavers.	The impermeable areas have reduced slightly due to the omission of the colonnade and the introduction of some permeable resin landscaping. These minor reductions in impermeable areas will have a minimal effect on the SuDS calculations, reducing the assessed storage volume marginally. We therefore confirm that the original SuDS calculations are marginally conservative and be formally submitted to MCC to support, an Ordinary Watercourse application, to make a controlled discharge to the pond area, all as previously submitted for agreement in principle."
A bitmac apron is proposed between the running track gates and the carpark in place of the former Kellen surfacing, this is required for vehicle access.	This is a minor technical design development and is not regarded to have any material impact on the quality of the development.
Amendments to roof plant and PV array.	Minor changes to the plant and screening are a result of technical design development. The PV array has increased, this will have public benefits as a result of improved sustainability credentials. This is also in line with the applicant's requirements to maximise solar panels as much as possible.
New ramp and step arrangement between north east corner of the building and the carpark.	Level access will be retained and there will be no implications in terms of accessibility.
Bin store to the north of the pavilion updated slightly.	The layout of the bin stores has been developed slightly, condition 9 of the approval requires more detailed bin storage details. Once the bin store details are finalised, an application to discharge condition 9 will be progressed.

Variation of Conditions 2 (approved plans) and 28 (landscape)

The application is supported by the following updated drawings. Updated Visuals have also been prepared by NPS architects for illustrative purposes.

Revised Drawings for Approval	Drawings to be Superseded
Proposed GA Building Elevations 118165 NPS ZZ XX D A 0600 rev **P13**	Proposed Building Elevations 118165-NPS-XX-XX-D-A-0600 rev P11
Proposed GA Site Plan 118165 NPS ZZ 00 D A 0803 rev **P13**	Proposed GA Site Plan 118165-NPS-ZZ-RF-D-A-0803 rev P1

Proposed GA Level 00 Floor Plan 118165 NPS ZZ 00 D A 0300 rev **P18**	Proposed Ground Floor Plan 118165-NPS-ZZ-XX-D-A-0300 rev P15
Proposed GA Roof Plan 118165 NPS ZZ 01 D A 0305 rev **P12**	Proposed Roof Plan 118165-NPS-ZZ-XX-D-A-0305 rev P09
Proposed Full Site Sections 118165 NPS ZZ XX D A 0201 rev **C01**	Proposed Full Site Sections 118165-NPS-XX-XX-D-A-0201 rev P03
Proposed Detailed Site Sections 118165 NPS ZZ XX D A 0202 rev **C01**	Proposed Detailed Site Sections 118165-NPS-XX-XX-D-A-0202 1:500 A3 P03
Landscape Layout M3851-PA-01-**V08**	Landscape Layout M3851-PA-01-V07

This application proposes to vary the wording of conditions 2 and 28 attached to Planning Permission 144282/VO/2025 to reflect the revised drawings as listed above.

A fee of £309 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

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner