MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000060
Application type:	Removal/variation of conditions
Proposal:	Variation of condition numbers: 2 (specified plans) and condition 10 (surface water drainage) from planning permission 135396/FO/2022 to omit the erection of 9.3m high Activity Hall
Site address:	Manley Park Play Centre York Avenue Manchester M16 0AS
Ward(s):	Whalley Range
Date application valid:	27 April 2026
Applicant name:	.
Agent (if any):	Mr Saghir Hussain
Case officer:	Robert Griffin
Recommendation:	Approve
Date of recommendation:	17 June 2026

Description of site, building and/or area

Description

The application site relates to Manley Park located on York Avenue within the Whalley Range Ward and in particular the existing building located in the south western corner of the park. There are trees bounding the park, which contains grassed areas and areas of hard standing in the form of basketball court and children's play area. The streets to the east and west are predominantly residential in nature with more mixed commercial/residential three storey terraced properties to the south along Clarendon Road. Manley Park Primary School borders the park to the immediate north.

Description of development

The application proposals relate to a revised scheme following the granting of planning permission for the erection of extensions to the existing building with an Activity Hall and Health and Fitness Centre and removal of that element that was to reach a maximum height of 9.3 metres to the south of the existing building with a lower height extension to the north.

The current application proposals seek to omit the provision of the larger activity hall which extended to 9.3metres in height and the subsequent consequential changes to the previously approved extensions to the building. Works are well progressed on site to complete the

development as indicated within this application submission. This amendment is sought through a variation of the specified plans condition together with the agreement of the surface water drainage of the development.

A recent non-material amendment (reference 145588/NMC/2026) has been approved to planning approval reference 135396/FO/2022 - to alter the description of the development to "Erection of extension to form Activity Hall, Therapy Room and Health and Fitness Centre together with a single-storey extension and re-roofing of existing building". This application was approved on the 13th April 2026.

Additionally since the granting of the permission subject to this variation of condition application an application for an upgrade to the outside pitch to the south of the building has been approved (141931/FO/2025) and this pitch improvement would be instead of the larger activity hall that this application seeks to remove from the development.

Relevant planning history

PLA-2026-000060

Variation of condition numbers: 2 (specified plans) and condition 10 (surface water drainage) from planning permission 135396/FO/2022 to omit the erection of 9.3m high Activity Hall	Valid: 2026-04-27, Decision: Approve, Date: 2026-06-19, Type: Removal/variation of conditions

Consultation, notification and publicity responses

Consultations

Nearby properties were notified of the proposals no responses were received.

MCR Active- Manchester Active are supportive of the proposal as the removal of the activity hall from the scheme still retains the buildings' ability to accommodate activities, whilst allowing planning permission 141931/FO/2025 for a PlayZone to be implemented.

Notifications and publicity

Negotiations

In this instance no negotiations were required and the application has been determined based on the submitted proposals.

Relevant policies

Policy Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless

material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012) and the saved policies of the Unitary Development Plan and the Places for Everyone joint development plan document (March 2024). Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Core Strategy Development Plan Document

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long-term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below:

- Policy SP1 'Spatial Principles'
- Policy EN12 - Area priorities for Open Space, Sport and Recreation
- Policy EN14 'Flood Risk'
- Policy EN 15 'Biodiversity and Geological Conservation'
- Policy T1 ' Integrated transport'
- Policy T2 'Accessible areas of opportunity and need'
- Policy DM1 'Development Management'

Since March 2024 the Places for Everyone joint development plan has formed part of the local plan in Manchester. The following policies are considered relevant:

- Policy JP-S1 Sustainable Development
- Policy JP-P1 Sustainable Places
- Policy JP-P7 Sport and Recreation

The National Planning Policy Framework (December 2024)

The NPPF sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed. The following specific elements of the NPPF are considered to be particularly relevant to the proposed development:

Section 8 (Promoting healthy and safe communities) – In particular paragraphs 98 and 103. The proposals would provide improved and enlarged facilities for the local community and are considered to contribute towards this section of the NPPF.

Section 12 (Achieving Well-Designed Places) – In particular paragraphs 135 and 136. The proposals are considered to provide community facilities within a park used by the local community that would enhance its use.

Section 14 (Meeting the challenge of climate change, flooding and coastal change) – In particular paragraph 181. The site is within Zone 1 of the Environment Agency flood maps and has a low probability of flooding.

Assessment

Principle of use - The proposed extensions to the existing community centre to provide a sports facility and health and fitness centre are suitable for the application site. Most of the proposed works have previously been considered acceptable under planning approval references 128921/FO/2020, 127622/FO/2020, 134732/FO/2022, and 135396/FO/2022.

The land that would be the subject of the application has formed outdoor space associated with the community centre, separated from the wider park by fencing. The wider park would continue to be open to public use providing green space and play facilities for the community. The application proposals have been identified as meeting unmet demand for such facilities in this location. On this basis the principle of the use in this location have and are considered to be acceptable subject to the further consideration of the matters set out below.

Traffic, Car parking and Sustainable Transport - The site is considered to be suitably accessible by sustainable modes of transport. The applicant during consideration of the previous planning approvals had agreed to provide cycle parking on site and to provide travel planning information in the form of a Travel Noticeboard and potentially travel links on its website and the preparation of a travel plan it is considered that these measures are still required to mitigate potential impacts arising from users of the facility accessing the site.

It has been acknowledged that the proposed development would not provide any dedicated off street parking and that there may result in some on street parking from users of the facility on nearby residential roads. This is the case at the present time for visitors using the existing centre and the park. The majority of users are likely to be from the immediate neighbourhood and subject to the travel plan and provision of cycle parking it is considered that the proposals and removal of floorspace from the development would have a reduced impact than that previously considered and therefore, would not have an unacceptable impact on highway and pedestrian safety or levels of on street parking.

Residential Amenity - The removal of the tallest activity hall would result in a reduced impact on residential amenity. The development has previously been considered to be sited in an appropriate location that would not give rise to unacceptable impacts on residential amenity. The site is separated from commercial property and residential property to the south by the width of Clarendon Road and to the west by width of York Avenue. Given the relationships to the parks boundaries and the nearest residential properties it is not considered that the

proposals would give rise to any unacceptable impacts on residential amenity in terms of loss of light, overshadowing or overlooking.

The proposed hours of operation have previously been considered acceptable and the hours of opening and servicing and delivery hours conditions would be reapplied to any decision.

There would be an increase in comings and goings from the site as a result of the enlarged facility albeit these would be reduced following the removal of the larger activity hall. However, the site is considered to be sustainable in terms of its location. It is anticipated that journeys to the site would be predominately by local people and measures are proposed to encourage access to the site by sustainable modes of transport. It is not considered that the increase in comings would be so significant to warrant refusal of the application.

Visual Amenity - The proposals including the larger activity hall were previously considered to be acceptable. The proposed amendments to reflect the removal of the larger activity hall from the proposals have been designed to respond to the general character of the area and would be of a modern design utilising facings to match the previously approved extensions, together with a metal cladding to the upper half of the building. The applicant had previously submitted details of materials to be used on the external envelope of the building to discharge the relevant condition on the previous approvals. These materials were considered to be acceptable and this is to be reflected in any approval granted to these proposals.

The site is well screened from nearby properties on York Avenue and Clarendon Road by trees to be retained and to be planted. The boundary railings to the park would be retained.

Trees - The overall development plans would involve the loss of three trees, one of which needed to be felled due to its condition), one category C and one category B Maple, all the trees are located to the south of the existing building. All other trees surrounding are to be retained. The loss of trees was previously agreed subject to the agreement of a tree mitigation scheme for trees to be planted within the Park, the applicant had previously agreed to these measures being placed as a condition of approval. As a result, the Council's arboricultural team had previously recommended the planting of three to five heavy standard trees in Manley Park. Whilst the loss of any trees is regretted it is considered that securing mitigation in the manner recommended through an appropriately worded condition would accord with policy EN9 which refers to replacement tree planting and was previously considered to be an acceptable way forward. A condition requiring the replacement tree planting to be undertaken is recommended.

Crime – It is considered that the proposed development has been designed to reduce the risk of crime and therefore accords with policy DM1 of the Core Strategy. The building is predominantly of solid construction and the proposed revised front access incorporates security shutters for when the buildings is not in use.

Waste – Details for waste management were previously considered to be acceptable through previous planning approvals, this was in the form of one eurobin to be provided on site, and to be collected by the city council. Whilst these details were previously considered acceptable given this is a stand alone application full details for waste management for the site are required, it is therefore considered necessary to attach an appropriately worded condition to any approval in this instance.

Drainage - The application is supported by a drainage scheme to enable the approval of this as part of this application. No comments have been received from the consultees objecting or raising concerns with the submitted details which are therefore approved which is reflected in the proposed conditions.

Other Matters - Conditions are reimposed where these are still necessary as the development is significantly progressed on site a timescale condition for the commencement of development is not appended to this decision.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
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 polices 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.

Conclusion

Conclusion - The application proposals relate to the provision a new sports facility and health and fitness centre in Whalley Range which are essential facilities to serve the local community. It is considered, as set out within this report, that the proposals would not result in any unacceptable harmful effects, and it accords with development plan and national policies.

Article 35 Declaration

The application has been determined in a positive and proactive manner. No issues have arisen during consideration of this application and a decision has been issued within statutory timescales.

Recommendation: **Approve**

Conditions attached to this decision

1) The development hereby approved shall be carried out in accordance with the following drawings and documents:

A1452(04)AP001 P2 Proposed site plan;

A1452(04)AP002 P2 Proposed floor plan and elevations; All as received by the City Council as local planning authority on the 27th April 2026;

Acoustic Survey prepared by AB acoustics dated July 2020;

Arboricultural Implications Assessment prepared by Mulberry dated 14 July 2020;

Arboricultural Method Statement prepared by Mulberry dated 14 July 2020;

Transport Statement prepared by SK All as received by the City Council as local planning authority on the 21st November 2022

Drainage Strategy document No: 22107-DSR-001-D dated 24th March 2026 as received by the City Council as local planning authority on the 27th April 2026

Documents submitted and approved as part of Condition Discharge application reference CDN/21/0945 in relation to: materials for the external appearance of the building; construction management; and, sustainability of the building

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

2) The development hereby approved shall be carried out in accordance with the materials to be used on the external elevations approved under condition discharge application reference CDN/21/0945 those being Ibstock brick Aldridge Multi Rustic; Kingspan Quad Core AWP Wall Panel colour Anthracite (silver/ grey); and, Kingspan Quad Core KS1000RW Roof Panel colour Anthracite (silver/ grey).

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

3) The premises as extended shall not be open outside the following hours: 09.00 to 22.00 hours Monday to Sunday (including public holidays)

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policies SP1 and DM1 of the Core Strategy and saved Policy DC26 of the City of Manchester Unitary Development Plan.

4) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policies SP1 and DM1 of the Core Strategy and saved Policy DC26 of the City of Manchester Unitary Development Plan.

5) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the submitted noise study (AB acoustics Environmental Noise Study dated July 2020). The scheme shall be implemented in full before the use commences.

Upon completion of development a verification report will be required to validate that work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met.

Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

6) Prior to the first occupation of the development hereby approved, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the development is in operation.

Reason - In the interests of visual and residential amenity, pursuant to Policy DM1 in the Core Strategy Development Plan Document.

7) Prior to the first occupation of the development hereby approved a scheme for the provision of cycle parking shall be submitted to and approved in writing by the City

Council as local planning authority, the agreed details shall be subsequently installed prior to first use of the development and be retained at all times thereafter.

Reason - To assist promoting the use of sustainable forms of travel to the development pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD.

8) The development shall be carried out in accordance with the agreed Construction Management Plan submitted and approved by the City Council as local planning authority under condition discharge reference CDN/21/0945.

Reason - In the interest of pedestrian and highway safety, and to ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings pursuant to policy DM1 of the Core Strategy. Details are required prior to works commencing on site as the impacts of construction works to deliver the development require mitigation.

9) Surface water shall be drained from the development prior to its first use in accordance with the details contained with the Drainage Strategy document No: 22107-DSR-001-D dated 24th March 2026 as received by the City Council as local planning authority on the 27th April 2026.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

10) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the City Council as local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy.

11) All tree work should be carried out by a competent contractor in accordance with British Standard BS 5837 "(Trees in relation to construction).

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

12) Before first occupation of the development hereby approved a strategy for the planting of trees within Manley Park including details of overall numbers, size and species, planting specification and maintenance, shall be submitted to and approved in writing by the City Council as local planning authority. Any approved tree planting shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - In the interests of biodiversity and tree planting pursuant to Core Strategy policies EN9, EN15 and DM1.

13) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction) (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

14) Prior to the first use of the development hereby approved confirmation in the form of a verification report of the sustainability measures installed within the development in accordance with the sustainability measures as agreed under condition discharge reference CDN/21/0945 shall be submitted to and approved in writing by the City Council as local planning authority. Any instances of non-conformity with the agreed

measures shall be detailed along with any measures to ensure compliance with the agreed sustainability measures.

Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD.

15) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes: i) the measures proposed to be taken to reduce dependency on the private car by those attending and employed in the development ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time iii) mechanisms for the implementation of the measures to reduce dependency on the private car iv) measures for the delivery of specified travel plan services v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

17) If, when any installed lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

Informatives

1) The applicant will be required to enter into a Section 184 agreement for the alterations to the existing highway and for construction of the proposed temporary construction vehicle access and will require a crossing licence/ agreement. This will require the agreement with MCC's Highways Applications and Network Resilience teams via Email - highwaylicences@manchester.gov.uk.

2) In the event that ground and/or groundwater contamination and/or ground gas are encountered on the site before the development is occupied, the developer is advised to cease works and call Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.