

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145588/NMC/2026

Date registered valid: 31 March 2026

Proposal: Non Material Change to the description of the application 135396/FO/2022 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".

Address: Manley Park Play Centre, York Avenue, Manchester, M16 0AS

Ward(s): Whalley Range Ward

Applicant: Community on Solid Ground

Agent (if any): Mr Saghir Hussain, Create It Studio Architects

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 08.04.2026

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

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

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

Planning approval reference 135396/FO/2022 was granted in February 2023 for the erection of extensions to the existing building with an Activity Hall and Health and Fitness Centre to a maximum height of 9.3 metres to the south of the existing building with a lower height extension to the north. The approved proposals also included the original approved extensions to the north and south together with a further extension to the rear of the previously approved extension to the northern side of the site. The extensions and alterations to the existing building were considered to provide a uniformed elevational treatment to the building and extensions. The development has been commenced.

The current non-material amendment seeks to amend the description of development to remove the reference to the maximum height of the activity hall in advance of a subsequent section 73

application to vary the planning permission to not construct that part of the development reaching a maximum height referenced in the description of development this is a result of separate proposals being brought forward for an improved external pitch in place of the larger proposed activity hall. Consideration of the varied scheme would take place following consideration of this proposed non-material amendment application.

Materiality

Section 96A of the 1990 Act (as inserted on 1st October 2009 by sec.190 of the Planning Act 2008) allows a local planning authority in England to make a change to any planning permission relating to land in its area if it is satisfied that the change is not material. In deciding whether a change is material, the authority must have regard to the effect of the change, together with any previous non-material changes, on the planning permission as originally granted.

This application seeks to amend the description of development to remove the maximum height of the activity hall consented to allow a separate variation of condition application to be brought forward to amend the original planning approval following a change to what is being delivered on site.

The change is considered to be acceptable and non-material in nature with the detailed aspect of the amendment to what is to be constructed on site to be assessed as part of a separate section 73 application to vary the relevant conditions.

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 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

Article 35 Declaration

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

1) The proposal seeks to amend the description of 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

2) Following an assessment of the details submitted, the City Council as local planning authority can confirm that the proposed amendments are considered to be of a non-material nature and acceptable. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

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

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: SOUTH AREA