MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-Material Amendment to Planning Permission 144282/VO/2025 to allow omission of colonnade from pavilion building and substitution of hard landscaping changes, increased PV array, elevational alterations including alterations to bin store.

Location:

Wythenshawe Park Sport Ground Wythenshawe Road Manchester M23 0AB

Application reference:

OTH-2026-000755

Applicant:

Manchester City Council

Date of application:

06 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The proposed amendments include the omission of the colonnade from the pavilion building, the substitution of hard landscaping materials, the replacement of the approved surfacing between the running track gates and the car park, alterations to roof plant and photovoltaic (PV) array, a revised ramp and step arrangement at the north-east corner of the building connecting to the car park and minor updates to the bin store located to the north of the pavilion.

It should be noted that this decision does not supersede the decision notice attached to planning permission 144282/VO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144282/VO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

Site Location Plan (OS Tile) 118165-NPS-ZZ-RF-D-A-0802 1:5000 A3 P05

Proposed Site Plan G-208872 02

M3851-PA-01-V02 Biodiversity Enhancement Plan

1QPM-DR-C-910 rev P01 Vehicle Swept Path Analysis Refuse Lorry - Option

QPM-DR-C-912 rev P01 Vehicle Swept Path Analysis Fire Truck (And Ambulance)

Received by the City Council as Local Planning Authority on 16 October 2025.

Proposed GA Building Elevations 118165 NPS ZZ XX D A 0600 rev P13

Proposed GA Site Plan 118165 NPS ZZ 00 D A 0803 rev P13

Proposed GA Level 00 Floor Plan 118165 NPS ZZ 00 D A 0300 rev P18

Proposed GA Roof Plan 118165 NPS ZZ 01 D A 0305 rev P12

Proposed Full Site Sections 118165 NPS ZZ XX D A 0201 rev C01

Proposed Detailed Site Sections 118165 NPS ZZ XX D A 0202 rev C01

Landscape Layout M3851-PA-01-V08

Received by the City Council as Local Planning Authority on 22 June 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.

2) The hard and soft landscaping scheme incorporating replacement tree planting shown on drawing referenced Landscape Layout M3851-PA-01-V08 received by the City Council as Local Planning Authority on 22 June 2026 shall be implemented in accordance with any timing/phasing arrangements approved or within the first planting season following first occupation of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-Material Amendment to Planning Permission 144282/VO/2025 to allow omission of colonnade from pavilion building and substitution of hard landscaping changes, increased PV array, elevational alterations including alterations to bin store.

Location:

Wythenshawe Park Sport Ground Wythenshawe Road Manchester M23 0AB

Application reference:

OTH-2026-000755

Applicant:

Manchester City Council

Date of application:

06 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

Following an assessment of the details submitted, 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 alteration to the host planning permission.

It should be noted that this decision does not supersede the decision notice attached to planning permission 144282/VO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144282/VO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

Site Location Plan (OS Tile) 118165-NPS-ZZ-RF-D-A-0802 1:5000 A3 P05

Proposed Site Plan G-208872 02

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Proposed GA Site Plan 118165 NPS ZZ 00 D A 0803 rev P13

Proposed GA Level 00 Floor Plan 118165 NPS ZZ 00 D A 0300 rev P18

Proposed GA Roof Plan 118165 NPS ZZ 01 D A 0305 rev P12

Proposed Full Site Sections 118165 NPS ZZ XX D A 0201 rev C01

Proposed Detailed Site Sections 118165 NPS ZZ XX D A 0202 rev C01

Landscape Layout M3851-PA-01-V08

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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.

2) The hard and soft landscaping scheme incorporating replacement tree planting shown on drawing referenced Landscape Layout M3851-PA-01-V08 received by the City Council as Local Planning Authority on 22 June 2026 shall be implemented in accordance with any timing/phasing arrangements approved or within the first planting season following first occupation of the development hereby approved. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Date: 20 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA