Paul Butler Associates
Planning, Development & Heritage Consultants

09 October 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 condition 2 (approved plans) attached to permission 144600/VO/2025.

Works have commenced on site and a steel bracing has been discovered in the location of the proposed window and door openings on the east elevation, which would have served 'community room 2'. To mitigate this, it is proposed to omit the openings in this location, and a door will be inserted in place of the easternmost proposed window on the northern elevation, so that this room continues to have a direct access.

The proposed changes are non-material in nature. Given the functional appearance of the building, the omission and repositioning of the window and door will not give rise to material design impacts. Access arrangements are not affected since direct access to community room 2 will continue to be achieved.

The amended drawings have been submitted as part of this application and have been bubble annotated to identify the location of the proposed change. The table below sets out the drawings for approval and those to be superseded.

Drawings for Approval	Drawings to be superseded
118404-NPS-ZZ-00-D-A-0300 C04 - Proposed GA Level 00 Floor Plan	118404-NPS-ZZ-00-D-A-0300 P04 - GA Level 00 Floor Plan
118404-NPS-ZZ-XX-D-A-0600 C02 Proposed Building Elevations	118404-NPS-ZZ-XX-D-A-0600 P02 - Elevations

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

Lynsay Ewart

Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner