

Manchester City Council
Planning and Regeneration
Town Hall Extension
Manchester
M60 2LA

Ref: 126-005
Via Planning Portal (Ref. PP-14306365)

3 October 2025

Dear Sir / Madam,

550 Ashton New Road, Manchester M11 4AA

NMA for landscaping amendments pursuant to 141779/JO/2024

Please find enclosed the application form, application fee and the supplementary documentation to support this application for a non-material amendment. The original planning permission for the training facility was granted back in 2024, since then subsequent applications have been made and are detailed below.

This submission includes:

- Application form
- Application fee (£298)
- Proposed Landscape General Arrangement plan 407-71H
- Detailed Planting Proposals 407-75G
- Location plan

Background context

The original planning permission 138987/FO/2024 for the new training facility was approved on the 16 April 2024. Following on from this, a S73 application 141779/JO/2024 was submitted and received approval on the 19 March 2025 to vary:

'Planning conditions 2, 3, 4, 5, 7, 9, 10, 13, 24, 33, 35, 37, 38 and 40 attached to planning permission 138987/FO/2024 as amended by 141196/NMC/2024 to make alterations to landscaping proposals.'

This permission secured amendments to the landscaping proposal and, since then, the planning conditions have been discharged through a series of submissions.

Now the site construction stage is proceeding and following more detailed design, some further [non-material] amendments are required to the approved landscaping, the details of which are subject of this further submission, which is made under S96A of the Town & Country Planning Act (as amended).

Justification

The principle of development has been accepted through planning permission 141779/JO/2024. This non-material amendment seeks to vary condition 2 by making minor alterations to the landscaping plans which have already been approved.

To support the application an updated proposed landscape general layout plan (drawing ref 407-71H) has been produced alongside the Detailed Planting Proposals plan (drawing ref 407-75G) by Saville Landscape Design.

The following items identify the minor changes between the approved and proposed landscaping plans, which are set out with plan extracts included in Appendix A.

1. **M&E** - The concrete base that accommodates external plant to the rear of the building needs to be slightly extended (by circa 12m²) to accommodate the revised external plant layout.
2. **Gas easement** - The profile of the landscape bund over the gas easement has been reduced in depth by circa 800mm following liaison and as agreed with United Utilities (from 2 metres to 1.2 metres maximum).
3. **Substation** - The proposed landscaping plans have been amended to incorporate the substation that was approved separately (140967/FO/2024) and reflect the arrangements agreed with the service provider.
4. **Footpath specification** - The detailing of the footpath surface finish specification has been identified and illustrated on the general layout plan drawing ref 407-71H as Rolled Asphalt, following discussions with Manchester City Council Highways department.
5. **Line of trees** – The detailed design has identified that there is insufficient space between the proposed attenuation tank and kerb line (1.2 metres) along the rear of the carpark to accommodate enough soft landscaping for the previously proposed hedge and tree planting to be established in this location. The proposed submission therefore removes this row of proposed trees and

relocates it to the public open space (POS) parallel with Ashton New Road and therefore more visible from the public highway.

6. **Retained trees** - The detailed design has managed to retain more of the existing trees on site. An additional 13 trees are able to be retained and so there is a reduction in the number of replacement trees required (reduction of 26 replacement trees).

The existing Turkish Hazel tree G3.1 in AIA is to be removed as it is showing signs of poor health. This tree will be replaced with a semi mature specimen that matches the existing established trees in this area. Nine trees are proposed to be relocated from the existing car park to the POS as set out in 5 above.

The size and location of the main contractor's compound has reduced and therefore allowed for the retention of more existing trees in the POS. The location of proposed trees aligns with the existing linear belt of Turkish hazels.

7. **Wildflower mix / specification** - The location and specification of the wildflower meadow mix has changed following a request from the Club's ground maintenance team. The location of the wildflower meadow is now proposed (at the same scale) beneath the woodland belt to ensure that the maintenance of the grassed areas can be more readily undertaken.

The specification of the wildflower has been amended to provide a shade tolerant mix, consistent with the revised location within the tree canopies and to align the landscaping plans with the wider Etihad Campus Landscape Strategy.

Conclusion

Overall, these minor amendments have arisen during the detailed design and construction phase of the project and are 'non-material' to the overall layout and design.

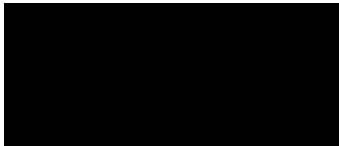
The applicant is keen for the approved plan to reflect the as built development and so has agreed for these non-material amendments to be submitted for Council's approval.

They represent minor operational requirements resulting from more detailed consideration of the emerging development and do not alter the overall nature of the approved scheme.

We can see no material considerations which would weigh against these non-material amendments and, in accordance with Paragraph 11 of the NPPF, we would be grateful if the application could be approved.

We trust that the above information is sufficient to validate and look forward for the proposed amendment to be approved efficiently.

Yours faithfully,



Imogen Byrne-Mullan

enc: Cover letter
Proposed landscape general layout plan
Detailed planting proposals
Location plan

1. Appendix A

MANCHESTER CITY WOMEN'S 1ST TEAM FACILITIES – Landscape Updates 12th September 2025
 Approved SLD Dwg 407-71D General Arrangements



MANCHESTER CITY WOMEN'S 1ST TEAM FACILITIES

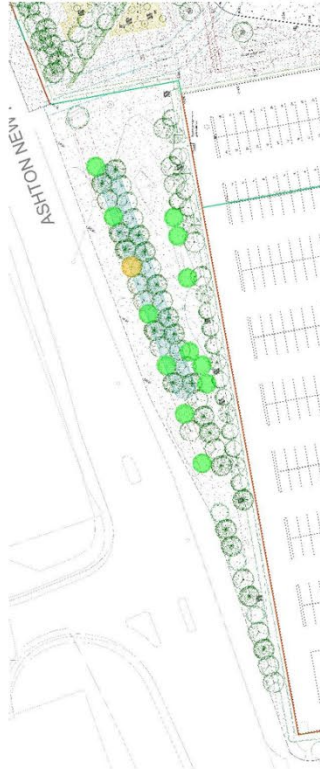
Latest SLD Dwg 407-71K General Arrangements

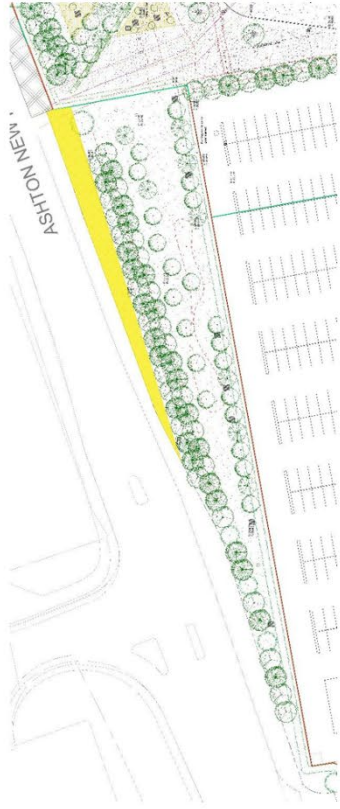


Item	Location	Change	Reason	Approved Layout	New Layout
1	External Plant	Concrete base increased to external plant located to the rear of the new building.	External plant layout updated for M&E purposes.		
2	Earthworks	Earthworks layout & levels amended.	Gas easement location updated to agreed proposals with UU. Cover levels reduced over easement from 2m+ to 1.2m maximum as specified by UU.		
3	Substation	Substation proposals included in landscape general arrangements.	The substation was introduced into the layout as part of the coordinated design process, ensuring project continuity and reflecting the arrangements agreed with the service provider.		

Item	Location	Change	Reason	Approved Layout	New Layout
4	Ashton New Road	Footpath surface finish specification added to layout. Rolled Asphalt.	Surface finish updated following discussions with MCC Highways department.		

Item	Location	Change	Reason	Approved Layout	New Layout
5	Existing car park	Proposed line of trees removed and relocated in POS on Ashton New Rd.	Max width between the tank and kerb is 1.2m, therefore there is insufficient space between the attenuation tank and kerb line to provide adequate soft landscaping for hedge and tree planting to establish in a healthy manner.		

Item	Location	Change	Reason	Approved Layout	New Layout
6	Ashton New Rd POS 	Locations of proposed trees updated 13no existing trees (green circle) that were originally to be removed are now retained. There is therefore a reduction of 26no replacement trees on site. Existing Turkish Hazel tree, G3.1 in A/A, is to be removed (orange circle & photo) as this is showing signs of poor health. This tree will be replaced with a semi mature specimen that matches the existing established trees in this area. 9no trees moved from Item5 added to the POS.	Main contractors site compound size and location allowed the retention of the existing trees in the POS. Locations of proposed trees moved to align with existing linear belt of Turkish Hazels. Additional trees added to the POS as explained in Item5. Locations of proposed trees updated following confirmation of existing site services in western section of POS.		

Item	Location	Change	Reason	Approved Layout
7	Ashton New Rd POS	Location and specification of wildflower meadow mix changed.	Request from the client's grounds maintenance team to locate the wildflower beneath the woodland belt to facilitate maintenance of the grassed areas. Wildflower specification amended to shade tolerant mix due to location beneath tree canopies and to align with wider Etihad Campus landscape strategy. Approved m2 of wildflower meadow is retained.	 Approved Layout  New Layout