MANCHESTER CITY COUNCIL

Planning

Jennifer Atkinson
Telephone: 0161 234 4517
jennifer.atkinson@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Jack Whetton
John Sisk & Son Ltd
Centre Park
4 Ibis Court
Warrington
WA1 1RL

Date: 15 October 2025

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 144051/NMC/2025
Description: Non material amendment to planning permission 139288/JO/2024 to modify landscaping and boundary treatment
Location: Eliza Yard , Manchester, M4 6JW

I refer to your application for a non-material amendment to planning permission reference 130354/FO/2021.

The proposed seeks to modify landscaping and boundary treatment.

Following an assessment of the details submitted, I can confirm that 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 material alterations to the planning approval.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 130354/FO/2021. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 130354/FO/2021 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

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

- EYJW-GIL-EX-00-XX-L-000000_P03 - Ancoats Planning NMA Eliza
- EYJW-GIL-EX-00-DR-L-000101_P14 - Eliza Landscape Masterplan
- EYJW-GIL-EX-00-DR-L-000102_P14 - Eliza Hardworks General Arrangement
- EYJW-GIL-EX-00-DR-L-000103_P13 - Eliza Kerbs and Edging General Arrangement
- EYJW-GIL-EX-00-DR-L-000104_P11 - Eliza Boundary Treatment
- EYJW-GIL-EX-00-DR-L-000105_P13 - Eliza Levels General Arrangement
- EYJW-GIL-EX-00-DR-L-000106_P11 - Eliza Furniture General Arrangement

- EYJW-GIL-EX-00-DR-L-000201_P07 - Eliza Site Sections 01
- EYJW-GIL-EX-00-DR-L-000202_P07 - Eliza Site Sections 02
- EYJW-GIL-EX-00-DR-L-000301_P05 - Planning NMA
- EYJW-GIL-EX-00-DR-L-000310_P06 - Edging Details 01
- EYJW-GIL-EX-00-DR-L-000330_P06 - Furniture Details 01
- EYJW-GIL-EX-00-DR-L-000331_P06 - Furniture Details 02
- EYJW-GIL-EX-00-DR-L-000332_P06 - Eliza Pergola Details
- EYJW-GIL-EX-00-DR-L-000401_P11 - Softworks General Arrangement
- EYJW-GIL-EX-00-DR-L-000402_P08 - Soil General Arrangement
- EYJW-GIL-EX-00-DR-L-000410_P07 - Typical Softworks Details
- EYJW-GIL-EX-00-DR-L-000411_P07 - Tree Pit in Hard Landscape
- EYJW-GIL-EX-00-TS-L-000501_P07 - Eliza Yard Landscape NBS

Received by the City Council, as Local Planning Authority on the 24 September 2025

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

15) (a) The landscaping shall be caried out in accordance with the following information:

- EYJW-GIL-EX-00-XX-L-000000_P03 - Ancoats Planning NMA Eliza
- EYJW-GIL-EX-00-DR-L-000101_P14 - Eliza Landscape Masterplan
- EYJW-GIL-EX-00-DR-L-000102_P14 - Eliza Hardworks General Arrangement
- EYJW-GIL-EX-00-DR-L-000103_P13 - Eliza Kerbs and Edging General Arrangement
- EYJW-GIL-EX-00-DR-L-000104_P11 - Eliza Boundary Treatment
- EYJW-GIL-EX-00-DR-L-000105_P13 - Eliza Levels General Arrangement
- EYJW-GIL-EX-00-DR-L-000106_P11 - Eliza Furniture General Arrangement
- EYJW-GIL-EX-00-DR-L-000201_P07 - Eliza Site Sections 01
- EYJW-GIL-EX-00-DR-L-000202_P07 - Eliza Site Sections 02
- EYJW-GIL-EX-00-DR-L-000301_P05 - Planning NMA
- EYJW-GIL-EX-00-DR-L-000310_P06 - Edging Details 01
- EYJW-GIL-EX-00-DR-L-000330_P06 - Furniture Details 01
- EYJW-GIL-EX-00-DR-L-000331_P06 - Furniture Details 02
- EYJW-GIL-EX-00-DR-L-000332_P06 - Eliza Pergola Details
- EYJW-GIL-EX-00-DR-L-000401_P11 - Softworks General Arrangement
- EYJW-GIL-EX-00-DR-L-000402_P08 - Soil General Arrangement
- EYJW-GIL-EX-00-DR-L-000410_P07 - Typical Softworks Details
- EYJW-GIL-EX-00-DR-L-000411_P07 - Tree Pit in Hard Landscape
- EYJW-GIL-EX-00-TS-L-000501_P07 - Eliza Yard Landscape NBS

(b) The approved scheme shall be implemented prior to the first occupation of the residential element of the development. 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, EN9 and DM1 of the Core Strategy.

Should you wish to discuss the matter further, please contact Jennifer Atkinson using the details above.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing