MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144051/NMC/2025
Date registered valid:	24 September 2025
Proposal:	Non material amendment to planning permission 139288/JO/2024 to modify landscaping and boundary treatment
Address:	Eliza Yard, Manchester, M4 6JW
Ward(s):	Ancoats & Beswick Ward
Applicant:	Mr Ian Knight Manchester Life Development Company 3 Limited
Agent (if any):	Mr Jack Whetton John Sisk & Son Ltd
Case officer:	Jennifer Atkinson Tel: 0161 234 4517 Email: jennifer.atkinson@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 October 2025

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

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

The site is 0.24 hectares and bounded by Poland Street, Jersey Street, the City Court trading estate and a surface level car park The site is in Ancoats close to New Islington and Miles Platting. These are areas which have seen significant investment in housing and place making. The site is vacant, consists of hard standing and scrub planting having been previously used as a low quality 88 space car park.

Listed building: Not applicable

Conservation area: Ancoats Conservation Area 1989

Tree Preservation Order:

Description of area

The Ancoats area is characterised by medium to high density residential developments, with ground floor commercial uses, either within new buildings or conversions, concentrated around Cutting Room Square. The Poland Street area contains low rise industrial buildings and older buildings occupied by businesses. The site is surrounded by industrial uses as well as Ancoats Green. Cotton Field Park, New Islington Marina New Islington Free School (along Redhill Street) and the Medical Centre (along Old Mill Street) provide essential amenities for residents in Ancoats and New Islington. The site is in the Ancoats conservation area and the following listed buildings or structures are within a 250 metres of the site, Beehive Mill (Grade II*), Doubling Mill Fireproof Mill (Grade II*), New Mill (Grade II*), Little Mill (Grade II), Union Street Bridge (Grade II) and Victoria Square (Grade II). There are archaeological remains. The site is in Flood Zone 1 and is in a critical drainage area. The site is not in an Air Quality Management Area (AQMA), but it is approximately 40 metres to the north along Oldham Road. Traffic

associated with the development is likely to use roads in the AQMA and this is considered is detail in the report including the impact on residents, businesses and local schools.

Description of development

Non material amendment to planning permission 139288/JO/2024 to modify landscaping and boundary treatment

Consultations & Notification Responses

n/a

Issues

The summary of the changes to the planning permission are as follows:

1. Gate added
2. Planting type amended from hedge to shade tolerant planting
3. Material type removed from scope of Landscape works
4. Edge Type E3 added around building edge
5. Fence alignment rationalised to edge of planting
6. Slot drain added to door thresholds
7. Levels aligned to tie into existing levels, cross fall becomes 1:15
8. Levels amended to tie into GL, cross fall becomes 1:20
9. 2nr door barriers removed
10. Crossing point to co-ordinate with S278 works and Rain Gardens
11. Drainage added to co-ordinate with ownership boundary

The changes to the scheme are minor in nature and would not alter the key principles of the landscaping scheme that were established as part of CDN/24/0851.

The changes are acceptable and non material in nature.

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 polices 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 proposed seeks to modify landscaping and boundary treatment.

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.

2) 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.

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.

Appendix 1 – List of consultees & neighbours notified

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Ancoats Conservation Area 1989
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL