



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 Ct
Warrington
WA1 1RL

Date: 13 April 2026

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: 145402/NMC/2026

Description: Non-material amendment to planning permission 139288/JO/2024 to change the specification of Yorkstone paving and amend the wording of condition 34 to omit the reference to the loading bay.

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 change the specification of Yorkstone paving and amend the wording of condition 34 to omit the reference to the loading bay.

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-DR-L-000101_C03 - Eliza Landscape Masterplan
EYJW-GIL-EX-00-DR-L-000102_C03 - Eliza Hardworks General Arrangement
EYJW-GIL-EX-00-DR-L-000103_C03 - Eliza Kerbs and Edging General Arrangement
EYJW-GIL-EX-00-DR-L-000104_C04 - Eliza Boundary Treatment
EYJW-GIL-EX-00-DR-L-000105_C02 - Eliza Levels General Arrangement

EYJW-GIL-EX-00-DR-L-000106_C03 - Eliza Furniture General Arrangement
EYJW-GIL-EX-00-DR-L-000201_C01 - Eliza Site Sections 01
EYJW-GIL-EX-00-DR-L-000202_C01 - Eliza Site Sections 02
EYJW-GIL-EX-00-DR-L-000301_C03 - Paving Details 01
EYJW-GIL-EX-00-DR-L-000310_C03 - Edging Details 01
EYJW-GIL-EX-00-DR-L-000330_C01 - Furniture Details 01
EYJW-GIL-EX-00-DR-L-000331_C04 - Furniture Details 02
EYJW-GIL-EX-00-DR-L-000332_C02 - Eliza Pergola Details
EYJW-GIL-EX-00-DR-L-000401_C01 - Softworks General Arrangement
EYJW-GIL-EX-00-DR-L-000402_C03 - Soil General Arrangement
EYJW-GIL-EX-00-DR-L-000410_C02 - Typical Softworks Details
EYJW-GIL-EX-00-DR-L-000411_C04 - Tree Pit in Hard Landscape
EYJW-GIL-EX-00-TS-L-000501_C07 - Eliza Yard Landscape NBS

Received by the City Council, as Local Planning Authority, on the 11 March 2026

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 scheme shall be carried out in accordance with the below information:

EYJW-GIL-EX-00-DR-L-000101_C03 - Eliza Landscape Masterplan
EYJW-GIL-EX-00-DR-L-000102_C03 - Eliza Hardworks General Arrangement
EYJW-GIL-EX-00-DR-L-000103_C03 - Eliza Kerbs and Edging General Arrangement
EYJW-GIL-EX-00-DR-L-000104_C04 - Eliza Boundary Treatment
EYJW-GIL-EX-00-DR-L-000105_C02 - Eliza Levels General Arrangement
EYJW-GIL-EX-00-DR-L-000106_C03 - Eliza Furniture General Arrangement
EYJW-GIL-EX-00-DR-L-000201_C01 - Eliza Site Sections 01
EYJW-GIL-EX-00-DR-L-000202_C01 - Eliza Site Sections 02
EYJW-GIL-EX-00-DR-L-000301_C03 - Paving Details 01
EYJW-GIL-EX-00-DR-L-000310_C03 - Edging Details 01
EYJW-GIL-EX-00-DR-L-000330_C01 - Furniture Details 01
EYJW-GIL-EX-00-DR-L-000331_C04 - Furniture Details 02
EYJW-GIL-EX-00-DR-L-000332_C02 - Eliza Pergola Details
EYJW-GIL-EX-00-DR-L-000401_C01 - Softworks General Arrangement
EYJW-GIL-EX-00-DR-L-000402_C03 - Soil General Arrangement
EYJW-GIL-EX-00-DR-L-000410_C02 - Typical Softworks Details
EYJW-GIL-EX-00-DR-L-000411_C04 - Tree Pit in Hard Landscape
EYJW-GIL-EX-00-TS-L-000501_C07 - Eliza Yard Landscape NBS

Received by the City Council, as Local Planning Authority, on the 11 March 2026

(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.

34) Prior to the first occupation of the residential element of the development, a scheme of highway works and details of footpaths reinstatement/public realm for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Footway reinstatement including provision of street trees and tactile paving;
- Dropped crossings to facilitate entrance to the car parking spaces
- Introduction of Traffic Regulation Orders within the vicinity of the development

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing