

12th January 2026

Development Management Central Core
Planning, Building Control and Licensing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Eliza Yard (130354/FO/2021) – Non-Material Amendment (Landscape)

Please find enclosed the following information to support a Non-Material Amendment of planning application ref: 130354/FO/2021 (as amended by 135077/NMC/2022, 136202/NMC/2023, 139288/JO/2024 and 143435/NMC/2025) and the previously approved Non-Material Amendment ref: 144051/NMC/2025.

- 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_C01 – Paving Details 01
- EYJW-GIL-EX-00-DR-L-000310_C01 – Edging Details 01
- EYJW-GIL-EX-00-DR-L-000330_C01 – Furniture Details 01
- EYJW-GIL-EX-00-DR-L-000331_C02 – 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_C05 – Eliza Yard Landscape NBS

Please see below a summary of the changes made as advised via email on the 9th December 2025:

- Timber fence height to be 1.9m high (change from 2m high)
- Steel gate & railing at NE corner to be 1.9m high to align with the timber fence (change from 2.4m high)
- Tree grilles along Jersey Street to be Broxap Sunburst Square steel type (change from rubber crumb)
- Lighting to pergola to be festoon type (change from recessed – to align with the approved external lighting strategy)
- Wildflower turf to the east of Eliza Yard to be Super Pollinator PT08 (change from Purple Haze PT02)

- Section of tactile paving at the corner of Poland Street and Jersey Street removed (change as required by & agreed with MCC Highways during the S278 application process)
- Soil depths to the east elevation updated to align with the remediation strategy requirements (increase & decrease as required)

The drawings listed above includes all hard & soft landscaping information and in some instances is only re-submitted as part of this Non-Material Amendment application to re-discharge Condition 15A, which was updated as part of Non-Material Amendment approval ref: 144051/NMC/2025.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,

Jack Whetton
Design Manager