MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-Material Amendment to planning permission 142609/FO/2025 to update the approved soft landscaping plan to allow Maple trees in place of Birch Trees

Location:

Land off Crabtree Lane Manchester

Application reference:

OTH-2026-001737

Applicant:

Ms Jessica Ashworth Kellen Homes Limited and Jigsaw Homes North

Date of application:

23 September 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

The revision to the approved scheme is related to the substitution of the previously approved birch trees within the consented soft landscaping scheme for Maple trees, and a change to the ratio of the approved species to form the approved hedging (with no change to the overall length of the hedging proposed.

It is considered that the proposed revisions would not have a detrimental impact in terms of the visual appearance of the residential development, or the visual and residential amenity of the residential properties and commercial properties in proximity to the site. The revisions would also not adversely affect the soft landscaping arrangements for the development.

Following an assessment of the details submitted, it is considered 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.

It should be noted that this decision does not supersede the decision notice attached to planning permission 142609/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 142609/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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

Planning Policy Compliance Statement (including Affordable Housing Statement) dated Aril 2025

Heritage Statement dated March 2025

Revised Archaeological Desk-based Assessment ref: 2024/173

Ground Investigation Report ref: 21CHE276/DSGI dated September 2021

Phase I and Phase II Contamination Assessment ref: 17-548-R1 dated April 24

Air Quality Impact Assessment ref: 8679 r9 dated 19th February 2025

Preliminary Ecological Appraisal ref: CW20-2148 RPT 001 dated March 2025

Aquatic Flora and Fauna Technical Note ref: SE1044-02_G01_JAJO dated 19 February 2025

Transport Assessment ref: 086840-CUR-XX-XX-T-TP-00001 rev.P02 dated 28 March 2025

Arboricultural Impact Assessment rev.B ref: CW20-2148 AIA 001 dated April 2025

Nocturnal Bat Survey report ref: CW20-2148-RPT-002 Dated September 2024

Digital Connectivity Assessment rev.1.0 dated 04.04.2025

Crime Impact Statement Version C: 14th February 2025 URN: 2021/0471/CIS/01

Local Labour Agreement

Statement of Community Involvement dated March 2025

Road Safety Audit Stage 1 ref: 1597 dated 24th February 2025

Stage a Road Safety Audit Designers response ref: 086840-CUR-XX-XX-T-TP-00004 rev.P01 dated 28th March 2025

Health Impact Assessment dated February 2025

Energy and Carbon Statement ref: PBS/25/3419 rev.02 dated 14th April 2025

EV Charging Layout Plan

Managed Area Plan

Received 11th April 2025

Viability Assessment dated April 2025 received 24th April 2025.

Surface Water Flood Risk Modelling Report ref: HYD1015 dated May 2025

Preliminary Drainage Layout plan ref: KMH28 CTL BET-ZZ-XX-DR-C-0101 rev.P04

Drainage Management Strategy dated May 2025 Revision 2

Received 2nd June 2025

Site location plan ref:02292_JTP_EX-ZZ-DR_A_1000 rev.P01

Block A- Ground and First floor plans ref: 02292-JTP-BA-ZZ-DR-A-1400 rev. P02

Block A – Second and third floor plans ref: 02292-JTP-BA-ZZ-DR-A-1401 rev. P02

Block A- Roof Plan ref: 02292-JTP-BA-RF-DR-A-1402 rev. P02

Block A- Elevations plan ref: 02292-JTP-BA-ZZ-DR-A-1403 rev. P02

Block B- Ground and First floor plans ref: 02292-JTP-BB-ZZ-DR-A-1404 rev. P02

Block B – Second and third floor plans ref: 02292-JTP-BB-ZZ-DR-A-1405 rev. P02

Block B- Roof Plan ref: 02292-JTP-BB-RF-DR-A-1406 rev. P02

Block B- Elevations plan ref: 02292-JTP-BB-ZZ-DR-A-1407 rev.P02

Block C- Elevations plan ref: 02292-JTP-BC-ZZ-DR-A-1411 rev.P02

Block D- Elevations plan ref: 02292-JTP-BD-ZZ-DR-A-1414 rev.P02

Substation Plans and Elevations plan ref: 02292_JTP_HT_A_ZZ_DR_A_1500 rev. P02

Ashburn T1 -4 Unit Terrace Plans 1 (Plot Nos: 013-016 Handed Plot Nos: 041-044) ref: 02292_JTP_HT_ASH_ZZ_DR_A_1300 rev. P02

Ashburn T1 -4 Unit Terrace Plans 2 Roof plan ref: 02292_JTP_HT_ASH_ZZ_DR_A_1301 rev. P02

Ashburn T1 -4 Unit Terrace Elevations plan ref: 02292_JTP_HT_ASH_ZZ_DR_A_1302 rev. P02

Ashburn T2 -4 Unit Terrace Plans 1 (Plot Nos : 009-012, 045-048) plan ref 02292_JTP_HT_ASH_ZZ_DR_A_1303 rev. P02

Ashburn T2 -4 Unit Terrace Plans 2 Roof plan ref: 02292_JTP_HT_ASH_ZZ_DR_A_1304 rev. P02

Ashburn T2 -4 Unit Terrace Elevations plan ref: 02292_JTP_HT_ASH_ZZ_DR_A_1305 rev. P02

Devoke T1 -Semi-Detached plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1306 rev. P02

Devoke T1 -Semi-Detached Elevations plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1307 rev. P02

Devoke T2 -Semi-Detached plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1308 rev. P02

Devoke T2 -Semi-Detached Elevations plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1309 rev. P02

Devoke T3 -Semi-Detached plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1310 rev. P02

Devoke T3 -Semi-Detached Elevations plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1311 rev. P02

Devoke T4 -Semi-Detached plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1312 rev. P02

Devoke T4 -Semi-Detached Elevations plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1313 rev. P02

Holgate - Semi-Detached plan ref: 02292_JTP_HT_HOL_ZZ_DR_A_1320 rev. P02

Holgate -Semi-Detached Elevations plan ref: 02292_JTP_HT_HOL_ZZ_DR_A_1321 rev. P02

Swept Path Analysis 7.9m Fire Tender plan ref: 86840-CUR-XX-00-D-TP- 05002 rev.P05

Swept Path Analysis Large Car plan ref: 86840-CUR-XX-00-D-TP- 05003 rev.P05

Proposed Access Arrangement plan ref: 86840-CUR-XX-00-D-TP- 75001 rev.P06

Design and Access Statement (Summary of changes)

Valuation Appraisal Summary

Noise Impact Assessment reference: 51-413-R1-4 dated June 25

Received 11th August 2025

Level 00- Proposed Refuse Store Location Plan ref: 02292_JTP_MP_00_DR_A_1103

Waste proforma

Swept Path Analysis 11.2m Refuse Vehicle plan ref: 86840-CUR-XX-00-D-TP-05001 rev. P08

Received 14th August 2025

Biodiversity Net Gain Assessment ref: CW20-2148 RPT 003 dated August 2025 and BNG Metric

Received 20th August 2025

Environment Bank letter ref: B-MANC2506 version 2 dated 1st September 2025 received 1st September 2025

Agent email dated 5th September 2025 responding to noise matters.

Viability Assessment Review dated 21 August 2025 received 15th September 2025

Drainage Management Strategy ref: HYD1020_CRABTREE.LANE_DMS revision 4 dated October 2025

Flood Risk Assessment ref: HYD1015_CRABTREE.LANE_FRA revision 4 dated October 2025

Received 21st October .2025

Biodiversity Net Gain Metric Calculation Tool V3 ref: 20-2148

received 27th October 2025

Draft Remediation Strategy and Enabling Works Version 1.0 ref no: BSH2258 dated 12th November 2025 received 14th November 2025

Addendum Design and Access Statement

Received 27th November 2025

Block C- Ground and First floor plans ref: 02292-JTP-BC-ZZ-DR-A-1408 rev. P03

Block C – Second and third floor plans ref: 02292-JTP-BC-ZZ-DR-A-1409 rev. P03

Block C- Roof Plan ref: 02292-JTP-BC-RF-DR-A-1410 rev. P03

Block D- Ground and First floor plans ref: 02292-JTP-BD-ZZ-DR-A-1412 rev. P03

Block D – Second and third floor plans ref: 02292-JTP-BD-ZZ-DR-A-1413 rev. P03

Block D- Roof Plan ref: 02292-JTP-BD-RF-DR-A-1414 rev. P03

Bin Store Plans and Elevations plan ref: 02292_JTP_HT_A_ZZ_DR_A_1501 rev. P02

Fewston T1 - Semi-Detached plan ref: 02292_JTP_HT_FEW_ZZ_DR_A_1314 rev. P03

Fewston T1 -Semi-Detached Elevations plan ref: 02292_FEW_HT_DEV_ZZ_DR_A_1315 rev. P03

Fewston T2 - Semi-Detached plan ref: 02292_JTP_HT_FEW_ZZ_DR_A_1316 rev. P03

Fewston T2 -Semi-Detached Elevations plan ref: 02292_JTP_HT_FEW_ZZ_DR_A_1317 rev. P03

Fewston T3 - Semi-Detached plan ref: 02292_JTP_HT_FEW_ZZ_DR_A_1318 rev. P03

Fewston T3 -Semi-Detached Elevations plan ref: 02292_JTP_HT_FEW_ZZ_DR_A_1319 rev. P03

Longford T1 - Semi-Detached plan ref: 02292_JTP_HT_LON_ZZ_DR_A_1322 rev. P03

Longford T1 -Semi-Detached Elevations plan ref: 02292_JTP_HT_LON_ZZ_DR_A_1323 rev. P02

Longford T2 - Semi-Detached plan ref: 02292_JTP_HT_LON_ZZ_DR_A_1324 rev. P03

Longford T2 -Semi-Detached Elevations plan ref: 02292_JTP_HT_LON_ZZ_DR_A_1325 rev. P02

Seacourt T1-4 Unit Terrace Unit Terrace Plans 1 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1326 rev.P03

Seacourt T1 -4 Unit Terrace Plans 2 Roof plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1327 rev.P03

Seacourt T1-4 Unit Terrace – Elevation plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1328 rev.P03

Seacourt T1-4 Unit Terrace – Elevations 2 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1329 rev.P03

Seacourt T2-4 Unit Terrace Unit Terrace Plans 1 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1330 rev.P03

Seacourt T2 -4 Unit Terrace Plans 2 Roof plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1331 rev.P03

Seacourt T2-4 Unit Terrace – Elevations 1 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1332 rev.P03

Seacourt T2-4 Unit Terrace – Elevations 2 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1333 rev.P03

Seacourt T3-4 Unit Terrace Unit Terrace Plans 1 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1334 rev.P03

Seacourt T3 -4 Unit Terrace Plans 2 Roof plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1335 rev.P03

Seacourt T3-4 Unit Terrace – Elevations 1 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1336 rev.P03

Seacourt T3-4 Unit Terrace – Elevations 2 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1337 rev.P03

Proposed roof plan ref: 02292-JTP-MP-RF-DR-A-1101 rev.P04

Proposed site sections A-D plan ref: 02292_JTP_MP_ZZ_DR_A_1201 rev. P04

Proposed site sections E-H plan ref: 02292_JTP_MP_ZZ_DR_A_1202 rev. P04

Boundary Treatment plan ref: UG_2791_LAN_BT_DRW_501 rev.P04 (Notwithstanding treatment to plots nos. 17 and 18)

General Arrangement plan ref: UG_2791_LAN_GA_DRW_101 rev.P20

Hard Landscaping plan ref: : UG_2791_LAN_HL_DRW_201 rev.P18

Soft Landscaping plan ref: : UG_2791_LAN_SL_DRW_301 rev.P17

Houses plot by plot schedule ref: SCH01 rev.P03

Flat blocks plot by plot schedule ref: SCH02 rev.P03

Level 00 – Proposed Site plan ref: 02292_JTP_MP_00_DR_A_1100 rev.P04

Culvert Survey GPS/Topo Overlay 4091-KHNW-DR-A-2000 rev.P3

Bin stores- Plans and elevations plan ref: 02292_JTP_HT_A-ZZ-DR-A-1501 rev.P03

Received 13th January 2026

Letter from Brett Associates dated 13th February 2026 in regard to culvert and easement matters received 16th February 2026

Agent email dated 2nd March 2026 related to apartment heating

EVC plan ref: 4091-KHNW-DR-A-3000 rev.C

Interim Travel Plan ref: 086840-CUR-XX-XX-T-TP-00002 Revision: P03 dated : 28 March 2025

received 2nd March 2026

Agent email dated 17th March 2026 confirming that the Proposed Development would deliver 62 dwellings (32% for affordable housing) to be managed by a Registered Provider.

AS AMENDED BY :

Soft Landscaping plan ref: UG_2791_LAN_SL_DRW_301 rev.P24 received 19th October 2026.

3) a) The landscaping scheme for the development shall be implemented in accordance with the details on the plans specified below:

- General Arrangement plan ref: UG_2791_LAN_GA_DRW_101 rev.P20
- Hard Landscaping plan ref: : UG_2791_LAN_HL_DRW_201 rev.P18
- Soft Landscaping plan ref: : UG_2791_LAN_SL_DRW_301 rev.P24

b) Prior to above ground works, a detailed landscape management plan shall be submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved measures.

c) The approved landscaping scheme shall be implemented not later than 18 months from the date the buildings are first occupied, with the exception of the area to be occupied by the site compound, which will be implemented not later than 3 months of the last occupation.

d) 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 Manchester Core Strategy (2012).

Date: 19 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA