

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Atif Hamid
Jamia Islamia Mosque
347-349 Stockport Road
Manchester
M13 0LF

Agent (if used)

Mr Ahmed Choudhry
NADA Architects
169 Kingsway
Burnage
Manchester
M19 2ND

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2, 10, 11, 12 and 16 attached to planning permission ref: 122739/FO/2019 to reduce building footprint and increase height of proposed building

Location: Jamia Islamia Mosque , 347-349 Stockport Road, Manchester, M13 0LF

Date of application: 6 August 2021

Application number: 131229/JO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this case, satisfactory information has been provided to allow issues related to the variation of the specified conditions to be assessed without need for further negotiation.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of 1 year and 10 months beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received as received by the City Council

as local planning authority on: 19 February 2019, 27 February 2019, 25 June 2019, 16 July 2019, 2 August 2021 and 6 August 2021

Planning application forms;

Site location plan with a red edge (as received on 27 February 2019)

Existing & Proposed GA Site Plan Ref: 18-590(01) 001 Rev PL5

Existing GA Elevations Floor Plan Ref: 18-590 (02) 001 Rev PL0

Proposed GA Floor Plans Ref: 18-590 (03)001 Rev PL3

Proposed GA Elevations Ref: 18-590(4)001 Rev. PL2

Design & Access Statement (96) 001 PL0 by NADA Architects (11.02.19) (as amended by revised drawings received on 2 August 2021)

Email of 25 June 2019 from NADA Architects Ltd setting out the use of the building.

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 for the City of Manchester.

3) Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) The authorised building shall only be used as ancillary accommodation in relation to the Jamia Islamia Mosque and for the purposes set out in the Design & Access Statement (96)001 PL0 by NADA Architects Ltd (dated 11 February 2019 and amended by the approved drawings received on 2 August 2021) and email of 25 June 2019 from NADA Architects Ltd and shall only open during the following hours:

Monday to Friday: 8.00 am to 8.00 pm;

Saturday: 9.00 am to 8.00pm;

Sunday and Bank Holidays: 10.00 am to 8.00 pm.

The use of the building in association with religious observance in the Jamia Islamia Mosque shall only be undertaken between the hours of dawn until 11.30 pm Monday to Sunday, except for the annual Ramadan period when 24 hour access to the building is hereby permitted for purposes associated with religious observance.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policy SP1 and DM1 of Core Strategy for the City of Manchester, policy DC26 of the Saved Unitary Development Plan and guidance contained within the National Planning Policy Framework.

5) No loading or unloading shall be carried out on the site outside the hours of:

Monday to Saturday: 7.30 am to 8.00 pm;

Sunday and Bank Holidays: No deliveries or waste collections.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) Before the commencement of the authorised development, a comprehensive construction management plan shall be submitted to and approved in writing by the City Council as local planning authority, which shall define and specify:

- i. The undertaking of construction within an area enclosed by hoardings / fencing and scaffolding around the building with debris netting: the position of which should be identified within an approved site management drawing;
- ii. Identify vehicular access/egress points into and from the site together with related swept path and manoeuvring analysis for all construction traffic, staff vehicles and heavy goods vehicles and the routing of construction traffic. If it is not possible for vehicles to access / egress the site in forward gear, arrangements for stewarding vehicles to and from the site should be provided;
- iii. Identify measures to control dust and mud on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned and the sheeting of vehicles entering and leaving the site during the construction period;
- iv. Specify the working hours for the site;
- v. Identified measures for the management of on-site construction vehicles and plant machinery in order to reduce emissions;
- vi. Include details of the management of noise and vibration to agreed levels and specify who will be responsible for monitoring noise and vibration during demolition and construction, how frequently monitoring would be carried out and who would be responsible for implementing corrective actions;
- vii. Include information regarding waste management during demolition and construction phases, including arrangement for ensuring that extracted materials would to be segregated into skips within the site for removal to licensed waste sites. Any asbestos would be removed by a licensed contractor;
- viii. Measures for securing the site, including on-site security and lighting and signage displaying contractors emergency contact details.

The development shall be implemented in accordance with the agreed construction management plan upon commencement of construction and throughout the implementation of works.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester, Saved policy DC26 of the Unitary Development Plan and the guidance contained within the National Planning Policy Framework.

7) Before the commencement of the development, appropriate and comprehensive construction designs shall be submitted to and approved in writing by the City Council as local planning authority, relating to the installation of a proprietary gas protection membrane, in order to alleviate any possibility of landfill gas ingress to the building. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester.

8) Before the first occupation of the authorised building, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, which details the

arrangements for the a management of the external areas of the site, including the arrangements for: car park and on-street marshalling and stewardship of vehicles of attendees for Friday prayer (particularly along South Street and Richmond Grove East) and other occasions specified in a schedule of larger events, landscaping maintenance and arrangements for returning waste and segregated recycling containers to their designated storage areas following collection. The agreed management scheme shall be implemented in full upon first occupation of the building and shall remain in use thereafter.

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1, EN19, T1, T2 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan for the City of Manchester and guidance contained within the National Planning Policy Framework.

9) Before the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i. The measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development;
- ii. A commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time;
- iii. Mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv. Measures for the delivery of specified travel plan services;
- v. Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

10) Before the occupation of the authorised building the car parking areas and service road shown drawing referenced: Existing & Proposed GA Site Plan 18-590(01)001 Rev PL5 shall be demarcated, surfaced and made available for use. The car parking area and access road shall be maintained in situ prior to the occupation of the authorised building and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

11) Before the occupation of the authorised building, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to a scheme for the secure storage of 6 x cycles in the position indicated on approved drawings referenced: Existing & Proposed GA Site Plan 18-590(01)001 Rev PL5, including details of the specification and appearance of the related storage structures.

The approved scheme shall be implemented before the occupation of the building and maintained in situ thereafter.

Reason - To provide appropriate and secure cycle storage and to encourage the use of sustainable modes of transportation pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

12) Before the occupation of the authorised building and notwithstanding the detail of drawing referenced: Existing & Proposed GA Site Plan 18-590(01)001 Rev PL5, a drawing shall be submitted to and approved in writing by the City Council as local planning authority, detailing the means of enclosing the South Street (eastern) boundary of the site, including any walls, railings, fencing and gates. The approved scheme shall be implemented before the occupation of the building and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and site security pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

13) Before the occupation of the authorised building, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to a scheme for the storage (including segregated waste recycling) and disposal of refuse, including elevational details of related storage structures. The approved scheme shall be implemented before the occupation of the building and maintained in situ thereafter.

Reason - To ensure that the development is supported with satisfactory arrangements of the storage and collection of segregated waste, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

14) There shall be no operation or use of internal or external music, loudspeakers, bells, tannoy, public address systems or any other form of amplified internal or external sound equipment in association with the authorised Class D1 use, including the operation of such equipment as part of religious observance.

Reason - In the interests of the amenity of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policy DC26 of the Saved Unitary Development Plan for the City of Manchester and guidance contained within the National Planning Policy Framework.

15) Before the first occupation of the authorised development, full details and specification of all off-site highways works, including any required footpath reinstatement, tactile paving installation and vehicular access alterations to the site from South Street shall be submitted to the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of the authorised development.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework

16) Before the occupation of the authorised building, a hard and soft landscaping treatment scheme as indicated on drawings referenced: Existing & Proposed GA Site Plan 18-590(01)001 Rev PL5 has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not

later than 12 months from the date the buildings are first occupied. 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 for the City of Manchester.

17) Before the occupation of the authorised building level thresholds shall be achieved to external doorways and, following implementation, shall be maintained in situ at all times thereafter.

Reason - In order to facilitate inclusive access pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

18) Prior to above ground works being implemented detailed measures to improve security (including appropriate boundary treatment, secure external doors and ground floor windows; appropriate glazing to external doors, ground floor or easily accessible windows; lighting to parking areas; illumination of building, and CCTV coverage) shall be submitted to and approved in writing by the Council as local planning authority.

The development shall only be carried out in accordance with these approved details and shall not be occupied or used until written confirmation has been submitted and approved by the Council as local planning authority that the approved measures have been installed at the premises.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Coal Authority in Appendix A.

The proforma/ Waste Management Strategy should include the following information:

- i. Estimated volumes and types of waste produced by the development;
- ii Details of internal and external stores for both waste and recycling, including any plans and designs;
- iii. Location of the proposed collection point and details of the route the collection vehicle will take;
- iv. Details of how waste will be transferred between stores and to the collection location;
- v. Details of number and capacity of bins proposed and collection frequency. - Other details as per 'Waste Proforma v1.0' - refer to guidance at:

http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

It is recommended that the applicant should design and construct a drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Date: 30 September 2021

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate . The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.