

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

Al-Raza Foundation
8 - 16 Park Grove
Manchester
M19 3AQ

Agent (if used)

Mr Muneeb Lokasher
ML Design
4 Fairview Avenue
Manchester
M19 2AN

Part 1 – Particulars of the application/development

Proposal: Erection of building to form place of worship with ancillary education facilities (Class D1) with ancillary landscaping, car parking and boundary treatment, following demolition of existing building

Location: Al-Raza Foundation , 8 - 16 Park Grove, Manchester, M19 3AQ

Date of application: 27 July 2020

Application number: 127478/FO/2020

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. Pre application advice has been sought in respect of this development where early discussions took place regarding the scale, design and appearance of the development, and car parking/highway impacts. Further work and discussions have taken place with the applicant through the course of the application, particularly in respect of the car parking and related matters. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years 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:

Drawings numbered 1144/0001/A, 1144/0002/A, 1144/0200/A, 1144/0300/A, 1144/0305/A, 1144/0310/A, 1144/0315/A, 1144/6000/A, 1144/6005/A, 1144/6010/A, 1144/7000/A, 1144/7500/A, 1144/7510/A, 1144/7520/A and 1144/8000/A

Design and Access Statement

Environmental Impact Assessment Statement

Additional Supporting Information Statement

Centre Management Strategy

Construction Management Plan

Bat Survey dated 3 June 2020

Flood Risk and Drainage Statement dated 10 July 2020 (ref:697410072020)

BMC Foul & Surface Water Drainage strategy dated 10 July 2020 (ref: J697410072020)

Geo-Environmental Desk Survey dated July 2020

Waste Management Strategy

All stamped as received by the City Council, as Local Planning Authority, on 16 July 2020

Drawing numbered 1144/0225/B, stamped as received by the City Council, as Local Planning Authority, on 20 July 2020

Drawing numbered J617/access/fig 1,

Crime Impact Statement dated 29 September 2020 (ref:2015/0416/CIS/01)

Technical Note dated 3 October 2020 (ref:J617-TN1)

Noise Assessment and Acoustic Impact Report dated 8 September 2020 (20200924 7501 Longsight Mosque-2.docx)

Travel Plan dated June 2020 (ref:J617/TP rev A)

All stamped as received by the City Council, as Local Planning Authority, on 8 October 2020

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Prior to any works above ground commencing 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. The approved materials shall be used in the construction of the development.

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 Manchester Core Strategy.

4) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification

of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

5) Prior to first use of the building a full schedule of operating hours, including during festivals and celebrations, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. Thereafter the use of the building, and other activity at the site, shall be confined to those approved operating hours

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation once the development is completed, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 7.30 am to 8.00 pm, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

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

7) The details contained within the Waste Management Strategy and indicated on drawing number 1144/8000/A, stamped as received by the City Council, as Local Planning Authority, on 16 July 2020, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1, EN19 and SP1 of the Manchester Core Strategy.

8) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with the details/recommendations contained within the Noise Assessment and Acoustic Impact Report dated 8 September 2020 (20200924 7501 Longsight Mosque-2.docx), stamped as received by the City Council, as Local Planning Authority, on 8 October 2020. The scheme shall be implemented in full before the use commences.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Manchester City Council Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy.

9) Any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment, prior to the first use of the building.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Manchester City Council Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy

10) The boundary treatment hereby approved shall be carried out in accordance with the details indicated on drawings numbered 1144/7500/A, 1144/7510/A and 1144/7520/A,, stamped as received by the City Council, as Local Planning Authority on 16 July 2020. The boundary treatment shall be completed before the approved use first becomes operational. Development shall be carried out in accordance with the approved details and shall thereafter be retained and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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 in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

11) Prior to any above ground works commencing on site an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency. The approved scheme shall be implemented as part of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

12) Prior to any above ground works commencing a detailed hard and soft landscaping treatment scheme shall be 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 Manchester Core Strategy

13) The development shall not be occupied until confirmation is received that the security measures indicated in the Crime Impact Statement dated 29 September 2020 (ref:2015/0416/CIS/01) stamped as received by the City Council, as Local Planning Authority, on 8 October 2020, which shall be to secured by design specification, have been fully incorporated into the development.

Reason

To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

14) The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk and Drainage Statement dated 10 July 2020 (ref:697410072020) and BMC Foul & Surface Water Drainage strategy dated 10th July 2020 (ref: J697410072020), stamped as received by the City Council, as Local Planning Authority, on 16 July 2020. For the avoidance of doubt and unless otherwise agreed in writing by the Local Planning Authority, surface water must drain at the restricted rate of 5 l/s. The development shall be completed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies DM1, EN14 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

15) Prior to above ground works commencing on site details should be submitted to and approved in writing by the City Council, as Local Planning Authority which demonstrates that foul and surface water associated with the development will be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution,, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework

16) Prior to the occupation of the development hereby approved, full details of the design and locations of biodiversity enhancement measures (e.g. bird/bat boxes) shall be submitted and agreed with the Local Planning Authority. The permanent enhancement measures shall be installed in accordance with the agreed details and thereafter maintained.

Reason - To provide bird boxes to comply with policy EN15 of the Manchester Core Strategy.

17) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;
- Hours of working
- Details of Wheel Washing;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

18) Within 6 months of occupation of the new building an amended Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The revised travel plan shall relate to the individual activities being carried out at the site, including worship and educational uses and shall include:

- i) 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

In addition the travel plan would be required to be updated with EID travel survey data annually.

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).

19) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies DM1 and T2.6 of the Manchester Core Strategy.

20) Facilities for bicycle parking at the development shall be completed and made available in accordance with details that shall be submitted to and approved in writing by the City Council, as Local Planning Authority prior to the first use of the development hereby approved. The approved space and facilities shall then be provided prior to the use of the building commencing and shall thereafter be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

21) No external loudspeakers, amplifiers, bells, tannoys, or other similar public address systems used in association with the use of the premises, including in association with 'call to prayer'.

Reason

In the interests of the amenity of the occupiers of nearby residential properties, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester

22) Car parking at the site shall only operate in accordance with the car parking management details indicated in the submitted Al Raza Foundation Centre Management Strategy stamped as received by the City Council, as Local Planning Authority, on 16 July 2020. For the avoidance of doubt this includes the staggering of gatherings and use of car park marshalls during celebrations, and the ongoing sharing of car parking facilities and staggering of events with the indicated nearby places of

worship. If, at a future time, these shared car parking facilities are no longer available, or a written request is made by the City Council, to review the car parking arrangements, within one month of such an occurrence, revised arrangements, including any required highways mitigation measures, shall be submitted to and approved in writing by the City Council as Local Planning Authority, and be made available within a timescale to be agreed with the City Council, as Local Planning Authority, and shall thereafter be retained.

Reason

To ensure the effective management of car parking at the site and in order to reduce levels of on-street parking in the vicinity of the site, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

23) Prior to the erection of the above ground structure, full detailed designs (including specifications) of any necessary off site highways works and/or Traffic Regulation Order to mitigate the impact of the development (including any footpath reinstatement/resurfacing, the closure of any redundant crossings, provision of tactile paving across the car park access, review/installation of additional street lighting and the creation of new vehicle cross overs and pedestrian routes), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the proposed accommodation first being brought into use.

Reason - In the interests of highway safety due to the increased traffic flow generated from the development, pursuant to policies T1 of the Manchester Core Strategy.

24) The windows in the northern, eastern and southern elevations of the building (i.e adjacent to Park Grove and the common boundaries with no. 22 Park Grove and 15-25 Midway Street) shall be fitted with obscure glazing, and fixed shut at least up to a level of 1.7 metres above floor level. The windows shall thereafter be maintained in that condition.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy

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

Whilst the building to be demolished has been assessed as negligible risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Date: 18 December 2020

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 his 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.