MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Nasirulahi Walifathu
NGM Islamic Centre
Beresford Road
Manchester
M13 0GT

Agent (if used)

Mr Najib Gedal
Najib Gedal Architects
4 Rutters Lane
Hazel Grove
Stockport
SK7 5AY

Part 1 – Particulars of the application/development

Proposal: Erection of an infill extension between existing mosque and existing hall fronting onto Beresford Road, and erection of first floor extension above the existing hall, together with re-configuration of the external areas including car parking, bin storage and cycle storage

Location: NGM Islamic Centre, Beresford Road, Manchester, M13 0GT

Date of application: 20 March 2018

Application number: 119368/FO/2018

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 particular additional information was requested in relation to parking arrangements to ensure that the site could accommodate the additional works without intensifying any on-street parking difficulties in the area.

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 BBJ01, BBJ02, BBJ03, BBJ04, BBJ05,, BBJ07, BBJ08, BBJ09 and BBJ10, all stamped as received by the City Council, as Local Planning Authority, on 13 March 2018
- The Waste Management Strategy dated 18 March 2018 and stamped as received by the City Council, as Local Planning Authority, on 20 March 2018
- Email from Najib Gedal, dated 21 March 2018, which identifies the activities, and times of such activities, carried out at the premises.
- Email from Najib Gedal, dated 19 May 2018, and accompanying drawing, which indicates waste management arrangements.
- Email from Najib Gedal, dated 20 May 2018, which confirms that 4 cycle spaces will be provided and that all gates are inwardly opening.
- Travel survey and parking survey dated 22 July 2018 and stamped as received by the City Council, as Local Planning Authority, on 22 July 2018
- Drawing numbered BBJ06 revision A, dated 21 August 2018 and stamped as received by the City Council, as Local Planning Authority, on 21 August 2018

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) The materials to be used in the construction of the external surfaces of the extension hereby approved shall match the existing property, in terms of colour, type, and method of coursing and pointing.

Reason - In the interests of the character and appearance of the property and surrounding area, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) The development shall be carried out in accordance with the Waste Management Strategy dated 18 March 2018 and stamped as received by the City Council, as Local Planning Authority, on 20 March 2018, the email from Najib Gedal, dated 19 May 2018, and accompanying drawing, which indicates waste management arrangements, and drawing numbered BBJ06 revision A, dated 21 August 2018 and stamped as received by the City Council, as Local Planning Authority, on 21 August 2018. The details of the approved scheme 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 and SP1 of Manchester's Core Strategy.

5) Notwithstanding the details shown on the approved plans no above ground construction works shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of bin store and cycle store to be located on site. The bin and cycle store shall be implemented, in accordance with these approved details, as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

6) 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 and visitors 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).

7) The car parking spaces indicated on drawing numbered BBJ06 revision A, dated 21 August 2018 and stamped as received by the City Council, as Local Planning Authority, on 21 August 2018. shall be demarcated and made available for use prior to first use of the extensions hereby approved. The car parking spaces 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 of the Manchester Core Strategy.

8) The bollards to the rear of parking space 7, indicated on drawing numbered BBJ06 revision A, dated 21 August 2018 and stamped as received by the City Council, as Local Planning Authority, on 21 August 2018. shall be installed prior to first use of the extensions hereby approved. The bollards shall then be retained at all times whilst the site is occupied.

Reason - In the interests of pedestrian safety, pursuant to policy DM1 of the Manchester Core Strategy.

9) Prior to the proposed first floor IT room/library coming into operation, a schedule of hours of operation shall be submitted to and approved in writing by the City Council as Local Planning Authority. The first floor IT room/library shall not be open outside the hours which would thereby be agreed with the City Council, as Local Planning Authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and 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

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 new proposed entrance door and doors leading into the respective hall's should be certified to secured by design standards
- Dusk til dawn lighting should be installed to the new external door.

The applicant should design and construct 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 pursuant to policy EN17 of the Core Strategy.

Date: 22 August 2018

Signed: 

Julie Roscoe
Head 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/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 of 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.

Appendix A

The Coal Authority

Any Planning Enquiries should be directed to:

Planning and Local Authority Liaison

Telephone: 01623 637 119
Email: planningconsultation@coal.gov.uk
Website: www.gov.uk/government/organisations/the-coal-authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

This Standing Advice is valid from 1st January 2017 until 31st December 2018