MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Mohammad | Surname: Habeebullah

Company name: Al Falah Islamic Centre

Street address: 79 Heywood Street

Town/City: Manchester

County:

Country:

Postcode: M8 0TX

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Nadir | Surname: Khan

Company name: DK Architects

Street address: Sovereign House
Stockport Road

Town/City: Cheadle

County: Lancashire

Country: United Kingdom

Postcode: SK8 2EA

	Country Code	National Number	Extension Number
Telephone number:		0161 8501045	
Mobile number:		07814024033	
Fax number:		08458621625	

Email address: nadir@dkarchitects.net

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolish existing mosque building to be replaced with new mosque building with associated car parking.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 79 Suffix:

House name: Al Falah Islamic Centre

Street address: Heywood Street

Town/City: Manchester

County:

Postcode: M8 0TX

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 384186

Northing: 400541

Description:

The site of the existing mosque at 79 Heywood Street, Manchester.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Des Surname: Jones

Reference: Al Falah Mosque - 79 Heywood Street

Date (DD/MM/YYYY): 27/05/2012 (Must be pre-application submission)

Details of the pre-application advice received:

The design of the proposed new building was considered acceptable. We were asked to move the building away from the adjenct residential dwelling as much as possible, subsequently the builidng has moved away from No.1 Brinswick Drive, by 0.5 metre, this was achieved by reduceing the building footprint by 300mm and moving the whole building by a further 200mm.
We were also asked to provide various supporting information which is attached with this application.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (•) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

Please refer to the Waste Manangement Strategy and Waste Management Plan, Drawing Number, NK.234.07.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Please refer to the Waste Manangement Strategy and Waste Management Plan, Drawing Number, NK.234.07.

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Red facing brickwork / red render, to match brickwork

Description of *proposed* materials and finishes:

Red facing brickwork, to match brickwork used in local areas.
dark smooth red brickwork for base of building and feature banding.
White through colour render, used as feature to break up the brickwork elevations.

Roof - description:

Description of *existing* materials and finishes:

Flat roof - bitumen based flat roof covereing.
Pitched Roof - concrete roof tiles.

Description of *proposed* materials and finishes:

Rubber based single ply roofing system, By Spectra or equivalent approve; colour to be mid grey.

Windows - description:

Description of *existing* materials and finishes:

First floor - timber frames with double glazed unit.
Ground floor - some UPVC frames with double glazed units and some timber frames with double glazed units.

Description of *proposed* materials and finishes:

Powder coated aluminium window frames, colour to be RAL Ref: 7046;
Glazing to be clear double glazed; where glazing runs past floor construction, then it is to be opaque, colour to be RAL Ref: 7046.

Doors - description:

Description of *existing* materials and finishes:

Timber door, painted green.

Description of *proposed* materials and finishes:

powder coated aluminium doors, integral to the aluminium window system, colour to be RAl Ref: 7046. Door to have clear double glazed units.

Boundary treatments - description:

Description of *existing* materials and finishes:

galvanised steel fence, 2 metres high, all around the site boundary.

Description of *proposed* materials and finishes:

Brickwork dwarf wall, 850mm high from ground level; with 215mm square bickwork piers at approximately 2100mm centres; infilled with powder coated steel railing with a geometrical pattern, to match the design of the main building. The total height of the wall will be 1800mm. The powder coat finih to be RAL ref: 7046, to match the proposed windows and doors.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Black macadam for both the vehicle hard standing and the pedestrian routes around the building.

Description of *proposed* materials and finishes:

Black macadam for vehicle hard standing areas; pedestrian routes to have tegula paving, with contrasting borders.

Lighting - add description

Description of *existing* materials and finishes:

Lights to front and rear enetrance

Description of *proposed* materials and finishes:

Security lights to main entrance, also feature light around the building to light up pedestrian walkway, this also includes the service access to the basement kitchen.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Design and Access Statement
Drawing Number: NK.234.00 - NK.234.07 inclusive, but not including NK.234.05)

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	20	20	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

The waste will be conntected to the existing final manhole on the site, please refer to drawing number NK.234.01

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Mosque - Place of worship

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	112.0	112.0	1490.0	1378.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	112.0	112.0	1490.0	1378.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	1	1
Proposed employees	2	4	4

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
D1	05:00:00	22:00:00	05:00:00	22:00:00	05:00:00	22:00:00	☐

21. Site Area

What is the site area? 1,250 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The proposal is for a mosque, teaching rooms and a community hall, there will be no industrial or commercial processes taking place. We are also not proposing to have and external air conditioning or ventilation plant.

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Nadir Surname: Khan

Person role: Applicant Declaration date: 30/05/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Nadir Surname: Khan

Person role: Agent Declaration date: 30/05/2012 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 30/05/2012