Town and Country Planning Act 1990

PLANNING PERMISSION

MANCHESTER CITY COUNCIL

Name and Address of Applicant	Name and Address of Agent
Mr M Aslam Unit 5 Monton Trading Estate Greenheys Manchester M14 4LS	Mr Rahat Anwar 53 Bertrand Road Bolton Greater Manchester BL1 4RS

Part I – Particulars of Application

Date of Application	Application ref. no.
27 June 2008	086996/FO/2008/S1

Particulars and location of development:

Erection of a two storey building to form mosque

87A Monton Street
Moss Side
Manchester
M14 4LS

Part II – Particulars of Decision

The Manchester City Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 of the following decision

Decision **Refused**
Date of Decision **21 August 2008**

for the carrying out of development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

Part III – Conditions and Reasons

1) The proposed development by reason of its excessive scale and architectural massing in close proximitty to the rear elevations of residential properties at 71 to 87 Monton Street and 26 to 40 Upper Lloyd Street would have an overbearing impact to the detriment of the amenity of the occupiers of those properties. The proposed development is therefore contrary to the

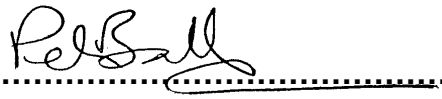
provisions of policy H2.2 of the Unitary Development Plan for the City of Manchester.

2) The proposed development would have a detrimental affect on the amenity of the occupiers of residential accommodation at 71 to 87 Monton Street and 26 to 40 Upper Lloyd Street by reason of the noise and general activity associated with large numbers of worshipers using the alleyways to the rear of those properties.The proposed development is therefore contrary to the provisons of policies H2.2 and DC26 of the Unitary development plan for the City of Manchester.

3) The developer has failed to provide evidence that the car parking described in the design and access statement will be available for use. The proposed development will therefore result in increased demand for on street parking in an area where thare is an existing parking problem. The proposed development is therefore contrary to the provisions of policies H2.2 and T2.6 of the Unitary Development Plan for the City of MAnchester

4) The proposed development fails to take adequate measures to design out crime crime in that there is no natural suveillance from the public domain of the entrances to the proposed mosque and the use will encourage the use of the rear alley ways undermining the security of the adjoining residential properties. The proposed development and adjacent properties would therefore be vulnerable to crimminal or anti-social behaviour contrary to the provisions of Policy E3.5 of the Unitary Development Plan of the City of Manchester and the guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development".

5) The proposed development by reason of its scale, mass and design would result in an overdominant and intrusive building that would have a detrimental impact on the visual amenity of the area and the Greenheys Centre which is a Grade II Listed Building. The proposed development is therefore contrary to the provisions of policies H2.2 and DC18 of the unitary Development Plan for the City of Manchester and the Guide to development in Manchester which is a Supplementary Planning Document

Signed**……**

Peter Babb, Head of Planning

on behalf of the Council
Town Hall,
Manchester M60 3NY

NOTES

1. Leaflets attached:

2. 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**.**

3. 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, he may appeal to the First 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 Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

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 First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

4. 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.

5. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he 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

6. 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 First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.