MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Human Appeal International
376 Wilmslow Road
Manchester
M14 6AY

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Retrospective Application for the change of use of former public house to community centre, place of worship and education facility only.

Location: 32 - 34 Wilson Street, Ardwick, Manchester, M13 9EX

Date of application: 16 May 2012

Application number: 099078/FO/2012/N2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

Reason(s) for decision

1) The continued operation of the premises as an educational, prayer and community centre will, by virtue of the intensity of its use, have an unacceptably detrimental impact on the character and residential amenities of the area, in terms of noise and disturbance from: the building; pedestrian and vehicular movement around the site, associated traffic congestion; car parking in neighbouring streets and the congregation of people outside and around the premises. The use of the premises as a community centre, place of worship and education is considered inappropriate in its current location and is there contrary to DM1 and T1 of the Core Strategy, saved policies DC26.1, DC26.4, DC26.5 and the policies expressed in the NPPF.

2) The continued use of the premises will potentially generate significant volumes of traffic, which can neither be accommodated with the application site nor mitigated against through a satisfactory scheme to manage the number of vehicles visiting the site or reduce parking in nearby streets. The traffic generated by the use will thereby exacerbate local on-street car parking problems and be detrimental to the safety of neighbouring residents and visitors and staff travelling to and from the A6 Young Peoples¿ Centre and adventure centre and thereby be contrary to policies DM1 and T1 of the Core Strategy and the policies expressed in the NPPF.

3) The application premises is not supported with sufficient ancillary space and facilities to satisfactorily accommodate the number of people attending the events and activities undertaken within the premises, particularly with regard to the absence of any off-street car parking or any demonstrable arrangements for the storage and collection of waste and recyclable materials. The continued use of the premises will detrimentally affect residential amenity and be contrary policies DM1 and EN19 of the Core Strategy and the policies expressed in the NPPF.

Date: 20 September 2012

Signed: 

Julie Roscoe
Head of Planning
Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates 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, 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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.

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 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

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

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.