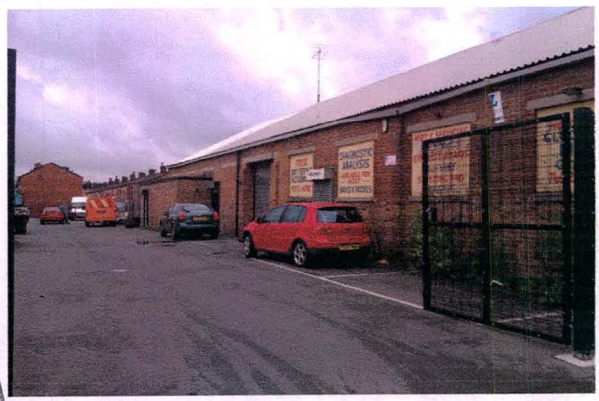
Design + Access Statement

Celestial Church Of Christ
Unit 13, Brookside Works, Clough Road, Moston
M9 4FP

Background:

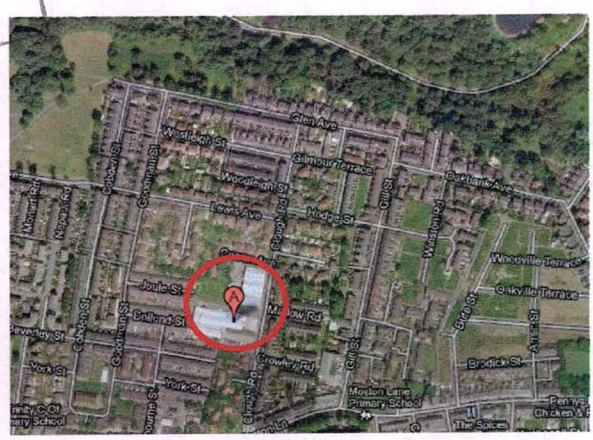


The Celestial Church of Christ is an established church, serving the local Nigerian community in Moston.

The church currently is based in Unit 13 of Brookside Works, the church was not aware that it required planning permission to use this premises as a place of worship and would like to register this application for a change of use in the hope that they may maintain this premises.

PLANNING AND BUILDING CONTROL
05 SEP 2011

Location:



The church is located in an industrial unit on a small industrial park in a residential area of Moston.

To the North of the site is a large expanse of green space with the majority of the surrounding area made up of houses and small commercial enterprise.

A number of schools and the Moston Youth Centre are also in the area surrounding the church.

Current Situation:



The industrial area has some vacant units which encourage fly tipping and anti social behaviour as illustrated on the image.

We believe that an inhabited unit is preferable in terms of the overall safety and appearance of the area.

Philosophy:

We believe that the churches existence on this industrial estate is of minimal disturbance to the surrounding area. The church only worships on Sundays when the other inhabited units are closed. The time of worship is 12 noon, out of hours compared to other businesses on the units, and also a time when movement of people in and out of the church will not cause disturbance to local residents.



Many of the surrounding units are either vacant or unoccupied (as was the church building before its current use). The use of the building will make improvements to the safety of the site as a whole.



The users of the church are members of the local community who do not wish to cause a disturbance, only to peacefully worship.

Proposals:

Should the planning department feel they can work with the Celestial Church of Christ, we feel that any issues could be resolved.

For example, if noise pollution is the issue the church is willing to implement sound insulation.