

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** 143942/NMC/2025

**Date registered valid:** 9 September 2025

**Proposal:** Non Material Change to planning application 134400/FO/2022 to allow changes to the brick pier positions and sizes and the metal railings to the car park boundary, design of the steel frame and change to render panels around the car park area

**Address:** 96 - 98 Heywood Street, Manchester, M8 0DT

**Ward(s):** Cheetham Ward

**Applicant:** Mr S Mohammad

**Agent (if any):** Mrs Lida Sklirou, Lumitekton Ltd

**Case officer:** Ian Jarvis  
Tel: 0161 234 4079  
Email: [ian.jarvis@manchester.gov.uk](mailto:ian.jarvis@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 6 October 2025

## **Application details**

**Type of application:** Non-Material Change Application

**Development type:** Notifications

### **Standard consultations:**

No consultations have been printed and sent.

### **Neighbour notifications**

No neighbour notifications have been printed and sent.

### **Site notice**

No site notice has been produced

### **Press advert**

No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

## **Description of site/building**

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

This application relates to a site, which benefits from the following planning permission:

134400/FO/2022 - Erection of two storey extension and side porch extension to existing mosque to create ancillary accommodation (Class F.1 (f)) - Approved 25 November 2022

The proposal site is located in the Cheetham Hill area of North Manchester. The site is a rectangular shaped plot, measuring approximately 706 square metres. The site is bounded by highways to three sides; the Western boundary abuts Heywood Street; the northern boundary abuts Kelvin Grove, whilst the Southern boundary abuts Wordsworth Avenue. To the east of the site are residential dwellings. The proposal site sits in a predominantly residential area with further terrace bungalows located on the opposite side of Heywood Street.

The mosque building is two storeys high, with a pitched roof and is constructed of facing brickwork with a metal sheet roof. There are windows to the west facing elevation at the first-floor level, and none at the ground level. The south facing elevation has a single storey canopy which runs along the length of this elevation; there are large windows and a double door for access, all with security shutters along this elevation. There are no windows or other structural openings to the North and East facing elevations of the existing building.

The site has no boundary treatment. Vehicular access is taken off Wordsworth Avenue which leads to an open hardstanding area which provides parking for approximately seven cars, and which covers approximately 405 of the total site area

The approved development is to extend the existing mosque at the site by way of a first-floor extension supported by brick columns, above the car parking/open hardstanding area and, as such, this existing hardstanding area at ground level would be retained. Also, changes were also proposed to the approved porch area to the Heywood Street side of the building. The approved extension is to provide a small office, meeting room, a library/study and two classrooms in association with the existing mosque building.

These approved works have not been implemented, and the following changes are proposed;

- On the Wordsworth Avenue frontage, 4 pillars are now proposed, instead of 5, which are slightly wider than the previously approved pillars. This has also resulted in the reduction of render on the panel above and reduction in the width of the first floor window. The gate and railings in this area have also been reduced in width to suit.
- The car parking arrangement has been reconfigured, although there is no loss in the number of spaces. A gap of 8 metres is provided between the spaces, so no input from Highway Services is considered necessary.
- Previously 12 cycle spaces were indicated and now 10 are shown but this change was allowed by condition discharge application CDN/24/0167 and there is no change to that approved plan, which also indicated the car parking layout shown in this application.
- Slight change to the railing design with atop rail provided, rather than pointed spikes. It remains the case that these railings are painted black.
- Small changes in the structural grid, although the overall dimensions of the extension (12.5 metres x 17.56 metres) are unchanged. The applicant has clarified that during the detailed design stage there has been a need to adjust the steel frame and this has affected some of the masonry and setting out details. However the extents of the building have not changed.

It is considered that these revisions represent minor design changes, and it is not considered that these proposed revisions significantly alters the appearance or impact of the proposed works. In support of the submission, the applicant has provided a drawing which overlays the proposed, and previously approved, layouts which demonstrate very little change in the appearance of the development.

It is not therefore felt that the works would have a more detrimental impact upon adjoining occupiers, or visual amenity of the location, or adversely affect the character of the area, compared to the works previously approved.

### **Other Legislative Requirements Equality Act 2010**

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including

Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation:** Approve

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

1) The details of the proposed amendments relate to:

Changes to the brick pier positions

Changes to the sizes and the metal railings to the car park boundary,

Change to the design of the steel frame and change to render panels and a window position

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The drawing titled 'Proposed drawings' showing proposed floor plans and elevations, stamped as received by the City Council, as Local Planning Authority, on 9 September 2025.

Illustrative drawing showing the overlay of the approved and proposed elevations stamped as received by the City Council, as Local Planning Authority, on 6 October 2025.

Two emails from Umar Faruque, dated 6 October 2025, which provide further details of the proposed changes.

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) Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area.

## **Appendix 1 – List of consultees & neighbours notified**

## **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: NORTH AREA