



Job Number:	17.1140
Project:	British Muslim Heritage Centre, Whalley Range
Client:	British Muslim Heritage Centre
Date:	15 March 2022

Introduction

It is understood that the British Muslim Heritage Centre (BMHC) intend to submit a planning application for the retention of the existing in-situ marquee structure for a further 3 years.

It has always been the intention of the BMHC to replace the temporary marquee with a more permanent building of an aspirational design, that has a positive relationship with the existing Grade II* listed building and minimises the potential for any adverse impact on the amenity of neighbouring residents.

In recent years Paul Butler Associates have been working with the BMHC and their Design Team on a redevelopment scheme for the site. It had been envisaged that by the time the latest application for the marquee had expired in May 2022, planning permission would have been secured for the redevelopment proposals and there would have been more certainty on the timescales for delivering the project.

However, not only has Covid-19 resulted in significant delays to the redevelopment proposals, but the BMHC have been keen to undertake the necessary pre-application consultation with Manchester City Council, statutory consultees (including Historic England) and the local community, in order to address any concerns prior to submission of an application. The BMHC are in the process of continuing pre-application discussions to ensure that the redevelopment proposals are of the highest design quality, and that a robust planning application is progressed that has the best chance of securing permission.

Progress made on the Redevelopment Proposals in the last 3 years

We have set out below the progress that has been made on the redevelopment proposals over the last 3 years, and since the approval of the latest application for retention of the temporary marquee in May 2019.

It should be highlighted that progression of the proposals has been significantly delayed by Covid-19 during the 15 month period March 2020 – May 2021. Furthermore, a significant amount of time has been spent re-engaging with the Council, Historic England and the Local Community following this pause on the development proposals.

Set out below is a brief timeline of the key tasks that have been progressed in the last 3 years during the period May 2019 – March 2022.

- May 2019: Meeting with Manchester City Council's officers to provide an update on the scheme, to discuss consultation strategy and the information requirements for an application.
- June 2019: Meeting with Local Ward Councillors to present the initial scheme proposals and to discuss the strategy for consulting the local community.
- July 2019: Meeting with the Whalley Range Community Forum to present the initial scheme proposals.
- July 2019: Presentation of the initial scheme proposals to the local community at a consultation event.
- August 2019 – March 2020: Progression of the scheme's design during this period with input from the BMHC and various consultants.
- March 2020 – May 2021: Little progress was made on the proposals during this 15-month period due to uncertainty caused by the Covid-19 Pandemic.
- May 2021: Meeting with Manchester City Council's officers to re-engage on the project and to update them on the proposals.
- August 2021: Meeting with Historic England to re-engage on the project and provide an update on the proposals.
- September 2021: Meeting with Local Ward Councillors to re-engage on the project and provide an update on the proposals, discuss associated planning issues and next steps regarding public consultation.
- October 2021: Presentation of more detailed scheme proposals to Places Matter Design Panel.
- November 2021: Presentation of the more detailed scheme proposals to the local community at a consultation event.
- January 2022: Meeting with Resident Focus Group to discuss the comments of the local community to the more detailed proposals.
- February 2022: Meeting with Historic England to discuss the proposed new residential development on the Clarendon Road edge of the site.
- January 2022 – to date: A series of reports have been commissioned by the BMHC in order to understand potential impacts that the proposed scheme might have and to inform the scheme's design development.

Next Steps

In terms of next steps, the BMHC and their Design Team are continuing to progress the design of the scheme in response to the comments that have been received thus far, and in response to feedback that is being provided by consultants through their reporting i.e. on trees, ecology, landscaping, transport and air quality.

Ideally, the BMHC would like to progress the submission of an application to Manchester City Council in the next 6-9 months and by the end of 2022. If a Planning and Listed Building Consent application was to be submitted by the end of this year (December 2022); and the application is able to be progressed successfully through the planning system within 6 months (June 2023); and any pre-commencement conditions can be discharged within 6 months (December 2023), then there is the potential for works to start on site in early 2024.

This timeframe would tie in with the BMHC receiving a further 3 year permission for the temporary marquee up to 2025.

However, the above estimated timeframe for securing planning permission for the redevelopment proposals are fluid and may be affected by a series of moving parts, including further consultation with Manchester City Council, statutory consultees and the local community; and, the BMHC and their Design Team being comfortable that any concerns raised have been addressed as far as possible and a robust planning application has been prepared.