



**Rashid Ali
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**PLANNING AND
BUILDING CONTROL**
16 SEP 2025

Planning Department
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester M60 2LA

Date 25th August 2025

Dear Sir / Madam,

Re: Discharge of Planning Conditions – Al Furqan Islamic Centre, 42 Great Southern Street, Manchester M14 4EZ (Planning Consent Ref. application 140313/FO/2024)

I write in connection with the planning consent granted for the redevelopment of Al Furqan Islamic Centre at 42 Great Southern Street, Manchester M14 4EZ, and hereby submit details for the discharge of the following conditions attached to the approval

Condition No. 3

"No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority "

Accompanying this letter are

- A set of proposed plans and elevation drawings
- A physical sample of the sandblasted glass proposed for the curtain wall on the two street-facing elevations
- A physical sample of the fibre cement board proposed for use on the walls facing the internal courtyard and for small sections of the street-facing elevations between the curtain wall

Specifications of proposed materials:

Glass

- Outer pane Toughened or heat-strengthened glass, low-E coated
- Spacer Warm-edge, argon-filled
- Inner pane Toughened and sandblasted
- Thickness 6-20-6 mm

Fiber Cement Board

- Product Swisspool Patine Original Fibre Cement Board
- Dimensions 2500mm x 1250mm

- Thickness 10mm
- Colour P 020 (Grey)

Condition No. 4

"Prior to above ground works commencing (a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority "

Please note that an acoustic report prepared by Sandy Brown (March 2025), addressing the requirements of Condition No 4, has been submitted directly to the Council via email (planning@manchester.gov.uk)

Condition No. 8

"Before first occupation the roof extension windows in the Great Southern Street, Crofton Street and courtyard elevations shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity "

To address this requirement, a physical sample of the proposed sandblasted glass has been submitted with this letter. This glass specification is equivalent to Level 5 of the Pilkington Glass Scale, as detailed below

Specification of proposed glass:

- Outer pane Toughened or heat-strengthened glass, low-E coated
- Spacer Warm-edge, argon-filled
- Inner pane Toughened and sandblasted
- Thickness 6-20-6 mm

We kindly request that the Council considers the information, samples, and documents submitted, and confirms discharge of Conditions No 3, 4 and 8

Should you require any further information or clarification, please do not hesitate to contact me

Yours faithfully,

Rashid Ali (BA Hons), DipArch, MSc, ARB, RIBA
On behalf of **Rashid Ali Architects**