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SUPPORTING STATEMENT ON ATTENDANCE LEVELS

2025 SEPTEMBER

PROPOSED CHANGE OF USE OF EXISTING WAREHOUSE BUILDING FROM B2 (GENERAL INDUSTRIAL) TO F1(F) (PUBLIC WORSHIP OR RELIGIOUS INSTRUCTION)

MIRAGE HOUSE, 25-27 ST CHADS STREET, MANCHESTER, M8 8QA

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1. Introduction

1.1. Introduction

This statement provides details of the **expected level of attendance** at Mirage House following its proposed conversion from industrial use to a **place of worship**. The purpose of this document is to give the Local Planning Authority clarity on the anticipated congregation sizes, service patterns, and event frequency, to assist in assessing transport, parking, and amenity impacts.



2. Weekly Attendance Patterns

Sunday Morning Service (09:00 – 12:00):

- Approx. **50 adults** and **25 children**.
- Children will use separate dedicated rooms within the building.
- This is the **peak weekly service**.

Midweek Service – Wednesday Evening (18:30 – 20:30):

- Approx. **30 attendees**.
- Smaller, midweek gathering focused on prayer and teaching.

Monthly All-Night Service – Last Friday (21:00 – 05:00):

- Approx. **40 attendees**.
- Runs through the night but is less frequent (monthly only).

Choir Rehearsal – Saturday Afternoon (14:00 – 16:30):

- Approx. **15–20 participants** (mainly choir members).

Community Outreach – First Friday of Each Month (21:00 – 01:00):

- Approx. **30 attendees**, including volunteers and service users.
- Dedicated to supporting homeless and vulnerable individuals.

3. Occasional / Special Events

Weddings & Ceremonies:

- 1–2 per year, up to **80 attendees**.
- These are occasional and planned in advance.

Youth Events:

- Occasional small-scale gatherings (10–20 participants).

4. Attendance Forecasts and Management

Overall Forecast:

- Weekly attendance is expected to **remain modest**, with typical gatherings below **75 people** and average midweek services much lower.

Growth Potential:

- The congregation is local and expected to grow slowly over time. Any growth will be **incremental** and within the capacity of the site, managed through staggered services if required.
- While there is a possibility for potential growth of even up to10% in a year, it will not negatively impact the transport and parking arrangements already in place because:

    1. All the church programmes operate outside the usual pick periods- Mondays to Fridays between 8:00am to 6:00pm.
    2. Members who use other forms of transport to and from church are more than those who drive their own cars to church although car sharing is always encouraged among members.

3. The church has a-16-seater bus/van which sometimes make up to 2 trips to convey members thereby significantly reducing the use of individual cars. Besides, as this serves as a motivation for most people, plans are far advanced to purchase one more additional bus, and this will drastically reduce the use of individual cars during service hours.





Travel Management:

- Based on comparable worship facilities (City of Faith Ministry, London, 2024 survey):
  - **58% arrive by public transport**
  - **30% by private car** (often car sharing/family groups)
  - **12% on foot**
- Applied to Sunday services: car demand = **~15 vehicles**, which can be absorbed by local unrestricted kerbside capacity.

5. Conclusion

The proposed place of worship at Mirage House will operate at **modest attendance levels**, with:

- **Peak Sunday services: 75 attendees (50 adults + 25 children)**
- **Midweek evening services: up to 30 attendees**
- **Monthly overnight service: ~40 attendees**

Special events are rare (1–2 per year).

Attendance levels are appropriate for the building size (625m²) and for the site's location, close to public transport and with kerbside parking capacity during off-peak hours.

These figures demonstrate that the facility will **not place undue pressure** on the local transport network, parking, or surrounding amenity.

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THIS CONCLUDES THE DOCUMENT