

Comments for Planning Application 143446/LO/2025

Application Summary

Application Number: 143446/LO/2025

Address: British Muslim Heritage Centre College Road Manchester M16 8BP

Proposal: Listed Building Consent for an extension of time for further three years for a temporary marquee

Case Officer: Sue Wills

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Though I support the BMHC and the important role it plays in serving the local community and providing a place of worship, I do not believe that a residential area within a Conservation Area is the right location for a large event venue. For this reason, I object to the application for an extension of time for the temporary marquee on the following grounds:

1. Conservation Area / Listed Building

The Marquee is located in a Conservation Area next to a listed building. In my view, the event space is completely out of keeping with a Conservation Area and risks undermining its heritage value.

2. Traffic and Transportation Issues

Congestion and Dangerous Parking: When events take place at the site, both College Road and Clarendon Road are gridlocked. Cars sound their horns excessively, engines rev, and people drive and park antisocially, often blocking the roads. This makes it impossible for residents to get through. Cars mount pavements and park at junctions, making it unsafe. My driveway has been blocked on numerous occasions by parked cars of visitors to the Marquee.

School Street Conflict: College Road is designated as a School Street, with restrictions in place for safety. The current level of traffic from BMHC events conflicts with this.

Travel Management Plan Is Outdated: The plan used is based on 2011 census data, which is now over 14 years old. Since then, Manchester's population has increased significantly. More importantly, events such as weddings, Ramadan and Eid bring people from far outside the local area, not just nearby residents as the plan assumes. This means the travel impact is being seriously underestimated.

Survey Data Doesn't Match Reality: The travel surveys used in the plan don't reflect what actually happens. For example, during Ramadan and Eid, we experience gridlocked roads, excessive horn use, revving engines, and cars blocking College Road for hours. The surveys do not capture this reality, and I believe the council should commission an independent traffic and emissions survey during these events.

3. Noise and Pollution

Cars and other Noise: At weddings and parties, often occurring on multiple occasions per day into the night, cars often rev loudly, and regularly have a specific sportscar for this celebration activity, disturbing residents. Excessive celebratory horn use is frequent too, along with loud shouting and calling between staff and guests, along with the regular high volume sound level PA system, loud cheering, music and drumming from within the Marquee itself. There does not appear to be a useable deterrent for Marquee event organizers or guests for this to be controlled - often the Venue will host one-off visitors.

Fireworks: Fireworks are regularly set off late at night, along with coloured flairs on many occasions despite the BMHC claiming to have security in place. This has not stopped it happening.

Idling Cars: Visitors' vehicle convoys and guests frequently leave engines running for long periods, which causes further noise and air pollution.

Air Quality: In my opinion, air quality should be independently monitored by the council during large events, as the impact on residents is clear.

The Marquee event organisers have stated recently in their BMHC Marquee Management Strategy Planning Application Renewal 2025 that they have implemented new measures and controls with security to prevent such incidents of disruption and disturbance. This does not seem to be having a noticeable effect - please see the videos below:-

Footage From the BMHC/Marquee Monday 29 Sep '25 , 18:30 :-

https://drive.google.com/file/d/1PgihVNYfk-xxmmd_QFoZav2mNo_pfylG/view?usp=sharing

Footage from the BMHC/Marquee Monday 29 Sep '25 , 21:00 :-

<https://drive.google.com/file/d/1f9OnIGxqFQJcZkCGmMZUsTohqr0R8znj/view?usp=sharing>

Footage from the BMHC/Marquee Saturday 28 June '25 , 21:00 :-

https://drive.google.com/file/d/1Flue1ZGIEd_WiV_8IWAjIGnIVLtZf63H/view?usp=sharing

The video footage of the noise and disturbance from the Marquee events clearly show it to be unpreventable by the BMHC.

Conclusion

The Marquee was only meant to be temporary, with conditions to control noise and traffic. 12 years later, despite BMHC's efforts, noise and traffic disruption have continued, proving that this location is not suitable for a major event venue. It is simply not acceptable to have such a disruptive facility in the middle of a residential Conservation Area.

For these reasons, I strongly object to the application to extend the use of the marquee.