

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/20/0507

Date registered valid: 14 August 2020

Proposal: Discharge of condition 2 (materials), 5 (security), 6 (car parking), 7 (acoustics), 8 (lighting), 9 (boundary treatment), 13 (refuse), 14 (construction management) and 15 (contaminated land) of planning permission ref:118034/JO/2017

Address: Makki Masjid , 125 Beresford Road, Manchester, M13 0TA

Ward(s): Longsight Ward

Applicant: Makki Mosque

Agent (if any): Mr A Al-Samarraie Archi-Structure

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approved and Refused

Date of recommendation: 10 April 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 18 August 2020 Expired: 8 September 2020

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

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: Approved and Refused

Article 35 Declaration

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

2) The following information has been submitted for approval in respect of this planning condition:

Drawing number 218/185-SKM Sheet 1, stamped as received by the City Council, as Local Planning Authority on 3 August 2020.

The information is considered to be acceptable and condition 2 is now formally discharged, subject to the development only being constructed in accordance with these approved material details.

5) The following information has been submitted for approval in respect of this planning condition:

The Secured by Design Statement (ref: 218/125_Secured by Design Statement (v1)), stamped as received by the City Council, as Local Planning Authority on 3 August 2020.

The information is considered to be acceptable and condition 5 is now formally discharged, subject to the development only being constructed in accordance with the approved details.

6) The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 218-185-EW02 rev B stamped as received by the City Council, as Local Planning Authority on 14 August 2020.

The above information has been considered and is insufficient to discharge this planning condition. Condition 6 is therefore not formally discharged, which can only be done when the temporary building, at the junction of Beresford Road and Campbell Road, is removed from the site, and within 8 weeks of the building first becoming occupied all 28 car parking spaces indicated on drawing number NB10, stamped as received by the City Council, as Local Planning Authority, on 25 September 2015, have been surfaced, demarcated and made available for use

7) The following information has been submitted for approval in respect of this planning condition:

Archi-Structure Noise Attenuation Statement, ref. 218/125 (v1) dated July 2020, stamped as received by the City Council, as Local Planning Authority on 3 August 2020.

The information is considered to be acceptable and condition 7 is now formally discharged, subject to these approved details being implemented in full before the use commences.

8) The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 218-185-E07 rev D, stamped as received by the City Council, as Local Planning Authority on 21 October 2022.

The information is considered to be acceptable and condition 8 is now formally discharged, subject to the development only being constructed in accordance with the approved details being designed so as to control glare and overspill to nearby residential properties.

9) The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 218-185-EW03 rev B, stamped as received by the City Council, as Local Planning Authority on 21 October 2022..

The information is considered to be acceptable and condition 9 is now formally discharged, subject to the development only being constructed in accordance with the approved details and being thereafter retained.

13) The following information has been submitted for approval in respect of this planning condition:

Drawing numbered 218-185-EW04 rev B, stamped as received by the City Council, as Local Planning Authority on 8 November 2022.

The Refuse Storage and Disposal document, stamped as received by the City Council, as Local Planning Authority on 15 November 2022.

The information is considered to be acceptable and condition 13 is now formally discharged, subject to the development only being completed in accordance with the approved details and remaining in situ whilst the use or development is in operation.

14) The following information has been submitted for approval in respect of this planning condition:

Construction Method Statement Version A, stamped as received by the City Council, as Local Planning Authority on 24 February 2021.

Construction Waste Management document, stamped as received by the City Council, as Local Planning Authority on 21 October 2022.

The information is considered to be acceptable and condition 14 is now formally discharged, subject to the development only being constructed in accordance with these approved details.

15) The following information has been submitted for approval in respect of this planning condition:

Card Geotechnics Detailed Quantitative Risk Assessment for Ground Gas rev 0, dated August 2024, stamped as received by the City Council, as Local Planning Authority on 19 August 2024.

Card Geotechnics Geoenvironmental Investigation Report Version 0, dated January 2024, stamped as received by the City Council, as Local Planning Authority on 30 September 2024.

Letter from Card Geotechnics dated 13 December 2024 (ref:CGN/05003B)

Air Bricks Cleaning and Maintenance statement, dated December 2024, stamped as received by the City Council, as Local Planning Authority on 20 December 2024.

The information is considered to be acceptable and condition 15 is now formally discharged, subject to the development only being constructed in accordance with the approved details.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Area Team Boundary - Name: NORTH