

Submission for Discharge of Conditions Application Reference 117640/FO/2017

23/08/2024

Ikhlass Mosque, Halliwell lane, Cheetham hill, M9 9DR

Dear Sir/Mad

I am writing on behalf of [Your Organization/Community Name] to submit information for the discharge of conditions associated with planning application reference 117640/FO/2017 for the development at [Building Address].

The construction of the building has been completed successfully. We are now proceeding with the external works, including car parks, cycle bays, bin storage, and soft and hard landscaping surfaces. A Proposed External Work Drawing has been prepared and is attached with this submission to provide detailed information pertaining to these conditions.

Please find below our responses to each of the conditions:

Condition 5: Externally Mounted Ancillary Plant, Equipment, and Servicing

Response

The only externally mounted equipment comprises extract fans for the air conditioning units, which have been installed in accordance with all relevant standards and regulations. These installations have been carefully designed and positioned to minimize any potential impact on neighbouring properties, ensuring compliance with policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

We kindly request the Council to review the provided details and inform us if any further information or action is required to fully satisfy this condition.

Condition 6: Building Insulation and Noise Mitigation

Response:

The building has been constructed with high quality insulation materials and techniques to ensure effective soundproofing and compliance with current building standards. These measures are intended to prevent any unacceptable noise outbreak, thereby adhering to policies SP1, H1, and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

We are prepared to undertake any additional steps or provide further documentation as suggested by the Council to ensure full compliance with this condition.

Condition 7: Use of Loudspeakers, Amplifiers, and Public Address Systems

Response:

The facility is equipped with internal speakers solely within the prayer hall, designed to facilitate clear and appropriate sound levels for worship activities. These speakers are environmentally friendly and meet all necessary acoustic standards to ensure that no noise disturbance affects neighbouring properties.

No external loudspeakers, amplifiers, or public address systems are installed or will be used, in strict adherence to policy DM1 of the Manchester Core Strategy.

Please advise if any additional assurances or specifications are needed regarding the audio systems in use.

Condition 8: Refuse Storage and Disposal

Response:

The attached Proposed External Work Drawing includes detailed plans for a designated bin storage area, strategically located and designed for efficient and hygienic waste management, including provisions for segregated recycling.

The refuse storage area is planned to be easily accessible while ensuring it does not detract from the visual amenity of the site or cause any inconvenience to neighbors, complying with policies EN19 and DM1 of the Manchester Core Strategy.

We are committed to implementing effective waste management practices and are open to any further recommendations from the Council.

Condition 9: Building and Site Lighting Scheme

Response:

The site benefits from existing external light posts along Halliwell Lane, which provide adequate and uniform illumination for the surrounding areas, including the entrance and adjacent walkways.

Additionally, the building features discreet external lighting fixtures installed in accordance with relevant standards to ensure sufficient visibility and safety during evening hours without causing light pollution or disturbance to neighbouring residences.

All lighting installations are designed with energy efficiency and minimal environmental impact in mind, featuring appropriate shielding and orientation to prevent glare and light spillage, thus complying with policies SP1 and DM1 of the Core Strategy.

Should the Council require further details or specifications regarding the lighting scheme, we are prepared to provide them promptly.

Condition 17: Highway Works Related to Halliwell Lane

Response:

The Proposed External Work Drawing submitted includes comprehensive plans for the new entrance to the car park off Halliwell Lane, featuring the creation of dropped kerbs and appropriate road markings to facilitate safe and efficient vehicular access.

We have engaged in consultations with the local highway authority to ensure all proposed works meet safety standards and integrate seamlessly with existing road infrastructure.

Additional measures include the reinstatement of footways where necessary and the implementation of junction/access protection measures to enhance pedestrian safety and traffic flow.

We await the Council's review and approval of these plans and are ready to make any adjustments as recommended.

Condition 18: Hours of Operation Strategy

Response:

An Hours of Operation Strategy has been developed to ensure harmonious coexistence with the surrounding community and particularly the adjacent primary school.

Key points of the strategy include:

All worship services, seminars, teaching sessions, and events will conclude by 14:00 during school term times (Monday to Friday) to prevent congestion and overlap with school peak hours.

Weekend and holiday schedules have been structured to minimize disruption and ensure accessibility for attendees while respecting neighbourhood tranquillity.

We are committed to monitoring and adjusting operational hours as needed and welcome any feedback or additional requirements from the Council to ensure full compliance with policies SP1, T2, and DM1 of the Manchester Core Strategy.

Condition 19: Boundary Treatment and Vehicular Access Gates

Response:

The details regarding boundary treatments and vehicular access gates are included in the Proposed External Work Drawing attached with this submission. These details cover the proposed designs, locations, and materials for the boundary treatments and gates, ensuring they align with the character of the local area and comply with policies SP1 and DM1 of the Manchester Core Strategy.

Condition 20: Hard and Soft Landscaping Scheme

Response:

The Proposed External Work Drawing includes a comprehensive hard and soft landscaping plan designed to enhance the visual appeal and environmental quality of the site.

The hard landscaping features include paved walkways and seating areas, while the soft landscaping incorporates green spaces with shrubs and ornamental plants suited to the local climate and ecosystem.

All landscaping works will be executed with attention to sustainability and low maintenance requirements, ensuring longevity and compliance with policies SP1, EN9, and DM1 of the Core Strategy. We are prepared to implement these measures within 12 months of occupation and

will maintain the landscaped areas appropriately. We welcome any input or recommendations from the Council to optimize the landscaping scheme.

External Works Status:

As mentioned, while the main building construction is complete, the external works encompassing car parks, cycle bays, bin storage, and landscaping are yet to commence. We are committed to completing these works in a timely and efficient manner following approval from the Council and in strict adherence to all stipulated conditions and standards.

All external works will be conducted with minimal disruption to the surrounding community, and appropriate measures will be in place to ensure safety and compliance throughout the construction phase.

Conclusion

We trust that the information and plans provided meet the requirements for the discharge of the respective conditions. However, should the Council require any additional information, clarifications, or site inspections, we are more than willing to facilitate and cooperate fully to ensure all conditions are satisfactorily met.

Our aim is to ensure that this development serves as a valuable and harmonious addition to the community, adhering to all planning and environmental standards set forth by the Council.

Thank you for your attention to this submission. We look forward to your favorable review and approval. Please do not hesitate to contact me at [Your Contact Information] for any further discussion or clarification.

Yours sincerely,

Abdul Hadi Sabawan

Project Engineer

Attachments:

Proposed External Work Drawing