

Planning Department
Growth and Development
Manchester City Council
P O Box 532
Manchester
M60 2LA

30th May 2024

Dear Sir/ Madam,

Application to Discharge Conditions 3, 7 and 12 of Permission 136050/FO/2023 | Army Reserve Centre, Ardwick Green, North Manchester, M12 6HD.

AshtonHale have been instructed on behalf of the Fabric Church, Manchester to submit an application to discharge conditions 3, 7 and 12 pursuant to planning permission LPA Ref.136050/FO/2023 at the former Army Reserve Centre, Ardwick Green. The existing consent permits the change of use of the former military installation into a place of worship, with associated community facilities, offices and ancillary accommodation.

Background

The Fabric Church previously submitted a change of use application to Manchester City Council (MCC) to allow the use of the former Army Reserved Centre for a place of worship with associated community facilities, offices and ancillary accommodation, which was granted permission on 22 September 2023 subject to a number of planning conditions.

This application seeks to provide sufficient information to allow the discharge of conditions 3, 7 and 12 of the planning permission. We are liaising separately with Ian Jarvis at MCC regarding wider plans for the conversion of the listed building, as well as the part-occupation of the current building.

Condition 3

Condition 3 (Hours of Operation) states:

"Prior to first occupation, the hours of operation, of the premises, shall be agreed in writing with the City Council, as Local Planning Authority. The premises shall thereafter only operate in accordance with these approved hours".

The occupiers of the site, Fabric Church, confirm the following operating hours of the premises:

Hours of Operation:

Sunday: 08.30am - 3pm

Monday: 1pm -5.30pm
Tuesday & Wednesday 9.30am - 5.30pm
Thursday: 12pm - 5pm
Friday: Closed

Condition 7

Condition 7 (Cycle Facilities) states:

"Prior to the first occupation of the development cycle storage facilities shall be provided on 136050/FO/2023 site, in accordance with details that shall be submitted to and approved by the City Council, as Local Planning Authority. The cycle storage facilities shall be implemented, in accordance with these approved details, as part of the development and shall remain in situ whilst the use or development is in operation."

The applicant confirms that 6 indoor mounted bike racks have been installed within the premises, in addition to a further 12 bike racks located outdoors immediately outside the entrance to the Church's car park entrance on Downing Street (A6). Plans / photos can be provided on request.

Condition 12

Condition 12 (Refuse Scheme) states:

"a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation"

In order to discharge this condition, a 'Waste Management Contract' (dated January 2024) has been submitted for approval to detail the storage and disposal scheme operating at the site for the initial use as a church.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please feel free to contact me or my colleague Neil Lucas (neil.lucas@ashtonhale.co.uk).

Yours sincerely,



Cait O'Dowd

Planning Assistant

07847 245842

cait.odowd@ashtonhale.co.uk

AshtonHale Ltd