

February 2022



PLANNING AND DESIGN & ACCESS STATEMENT

Jamia Tul Muntazir, Sherborne
Street, Manchester

Extensions to the Community Centre



Contents	Page
1. INTRODUCTION	3
2. SITE & SURROUNDINGS	5
3. PROPOSED DEVELOPMENT	8
4. PLANNING POLICY	10
5. PLANNING APPRAISAL	12
6. CONCLUSION	18
APPENDICES	19

1.0 INTRODUCTION

- 1.1 This Statement has been prepared by Urban Future Planning Consultancy Ltd on behalf of the Applicant, the Jamia tul Muntazir (JtM) organisation, to accompany a planning application seeking consent for extensions to the community centre located at Sherborne Street, alongside associated landscaping, and off-road parking. This Statement should be read alongside with the accompanying plans and other supporting documents and information submitted with the application.
- 1.2 JtM is a registered charity¹ established in 1989 with the main purpose of providing spiritual, worship and education provision to the local Muslim community. JtM follows the teachings of The Ahulbayt (as) with a key focus on unity and oneness. Consent was first granted in 1997 (LPA ref no. 052030/FO/NORTH1/97) for the erection of a community centre with a place of worship and a 3-storey block of six flats. In 2003, consent was subsequently granted (LPA ref no. 069267/FO/2003/N1) for a single storey front extension to the community centre, comprising service facilities including toilets, offices, and a kitchen. This consent was not implemented at the time, nor was the 3-storey block of flats within LPA ref no. 052030/FO/NORTH1/97.
- 1.3 Manchester's ethnic minority population increased significantly between 1991 and 2011, by 104,300. Pakistani is the largest ethnic minority group in Manchester accounting for 9% of the population. The community is clustered in Longsight and Cheetham². JtM seeks to cater primarily for this growing community and deliver a state-of-the-art community facility that will provide a gym, swimming pool (with female only sessions), a canteen, a hub for local charities, meeting spaces, IT lessons and a library as well as outdoor seating / patio areas for picnics.
- 1.4 This Statement will justify the proposed development having regard to local and national planning policy. The following sections describe the site and its surroundings as well as the Applicant's intentions for the site. It then sets out the relevant local and national planning policy context before assessing the proposal and concluding that the scheme strongly meets the needs of the local community, improving the area visually, whilst not bringing about undue harm to the local highway

¹ Charity Registration No: 292496

² Local dynamics of diversity: Evidence from the 2011 CENSUS Prepared by ESRC Centre on Dynamics of Ethnicity (CoDE)



network or to amenity. Consequently, the Statement concludes that consent ought to be granted.



Figure 1. Application site

2.0 SITE & SURROUNDINGS

- 2.1 The application site forms part of the former Jewish Hospital site and is located within the urban boundary³ as per the currently adopted proposals map. Consent was first granted in 1997 (LPA ref no. 052030/FO/NORTH1/97) for the erection of a community centre with a place of worship. The red brick building currently on site was completed in 2005. The locality is considered to be 'mixed use' in nature with residential sat alongside commercial and community uses. Cheetham Park is located on the opposite side of Sherborne Street as shown below.



Figure 2. Application site

- 2.2 The site is located within a readily accessible, sustainable location and can be reached on foot, by bicycle and by bus. The nearest bus stop is located 150m from the site, along the A6010 Elizabeth Street. There does not appear to be a particular 'fixed built style' within the locality, with modern brick-built structures sat alongside cladded commercial buildings of varying scales and heights. This results in a varied palate of finishing materials present and a varying street scene.

³ See Appendix 1 for proposals map extract



Figure 3. Application site viewed from Sherborne Street

3.0 PROPOSED DEVELOPMENT

- 3.1 Consent is sought for extensions to the existing community centre alongside associated landscaping, and off-road parking. The accompanying plans fully demonstrate the Applicant's intentions for the site and should be referred to for further details, including the intended internal layout of the newly created floorspace.
- 3.2 The development comprises namely of a 2100m² two storey front extension with generous amounts of glazing, to feature a state-of-the-art community facility that will provide a canteen, a hub for local charities, meeting spaces, IT drop-in sessions, a library amongst other features. The plans also show proposed on site sports provision (gym and swimming pool) as well as outdoor seating / patio areas for picnics. The scheme includes provision for 54 off-road parking spaces with space for a bicycle store and a bin store on site.

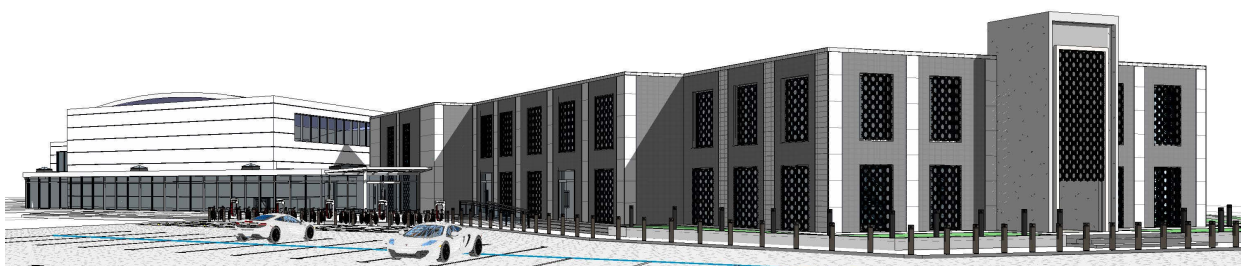


Figure 4. Proposed extension (*artist impression / not to scale*)

- 3.3 Please refer to the accompanying plans for further details of the proposed scheme.

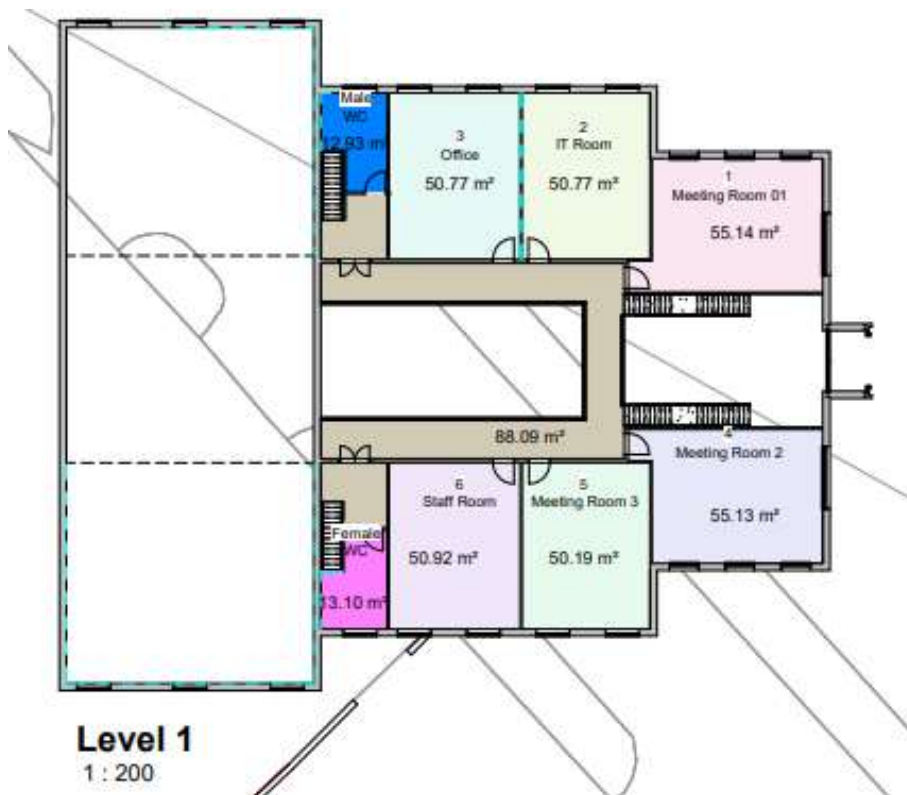


Figure 5. Proposed first floor internal layout *not to scale*

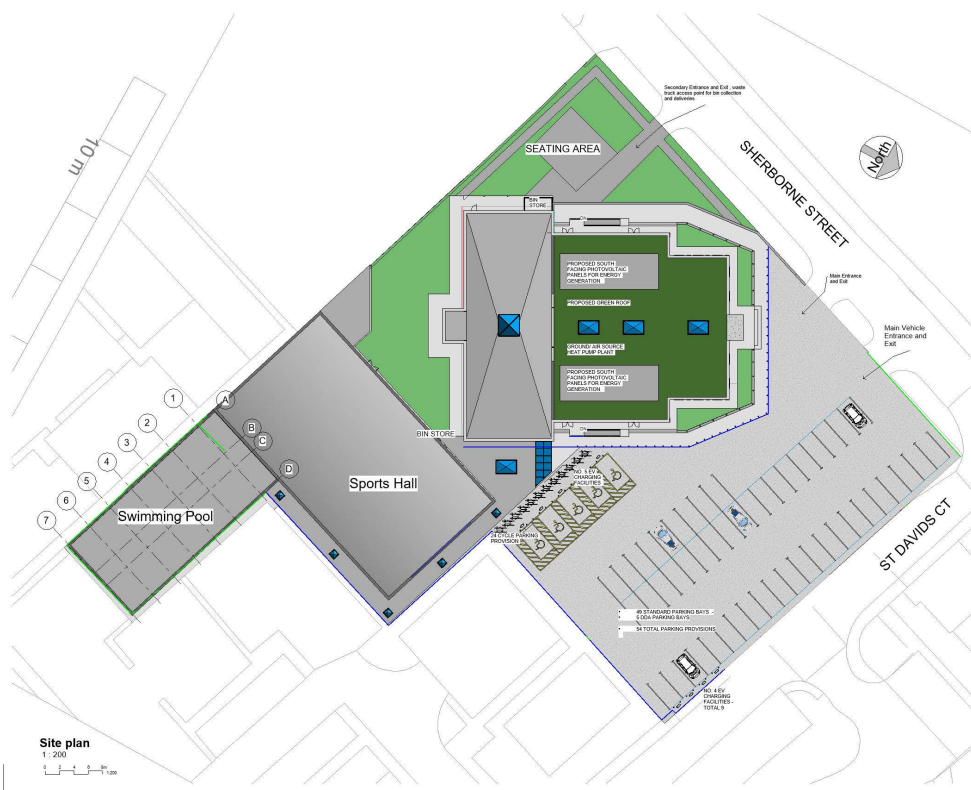


Figure 6. Proposed site layout *not to scale*



Figure 7. Artist impressions of the proposed internal decor

4.0 RELEVANT PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.
- 4.2 The Development Plan for the purpose of this application comprises the Manchester Core Strategy (adopted 2012) and Saved Policies from the Unitary Development Plan (UDP) for the City of Manchester adopted in July 1995. The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and should also be considered.

Manchester Core Strategy (adopted 2012)

- 4.3 **Policy SP1 Spatial Principles** sets out the key spatial principles which will guide the strategic development of the city. There will be an emphasis on the creation of neighbourhoods of choice, which meet local needs, in a distinct environment. Proposals should make a positive contribution to the health, safety and wellbeing of residents considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income. Development should enhance and protect the built environment and re-use previously developed land wherever possible and improve access to jobs.
- 4.4 **Policy DM1 Development Management** is also relevant and states that proposals should have regard to a range of specific issues such as impacts upon neighbouring residential amenity, accessibility, highway safety, access and car parking provision. **Policy EN 1 Design Principles and Strategic Character Areas** is also considered to be of relevance and states that development in Manchester must follow the seven principles of urban design and should have regard to the strategic character area in which the development is located.
- 4.5 **Policy EC1** looks to ensure priorities for economic growth. The Council will support contributors to economic growth. **Policy T2** looks to manage the pattern of development to ensure that new development is located in accessible locations. The policy also states that all new development should provide appropriate car parking facilities. **Policy ENV 4** states that proposals should minimise the need to travel by ensuring they are developed in appropriate locations close to existing or



proposed services. Consideration should be given to locating new housing, employment and service developments near to each other to give people the opportunity to live and work within a sustainable distance.

National Planning Policy Framework (NPPF)

- 4.6 The NPPF requires planning decisions for social and cultural facilities to take account of an integrated approach to consider the location of housing, economic uses, and community facilities and services. The NPPF also mentions that planning policies and decisions should plan positively for the provision and use of community facilities (such as meeting places, cultural buildings and places of worship) and other local services to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services.
- 4.7 The NPPF also attaches great importance to the design of the built environment, seeing design as a key aspect of sustainable development and should contribute positively to making places better for people. Development should be high quality and inclusive. The NPPF requires planning authorities to take into account the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.8 Chapter 9 of the NPPF relates to the promotion of sustainable transport. Para 102 stresses the importance of development proposals addressing transportation issues at an early stage in a development in order to identify the potential impacts of a proposal and look at opportunities to reduce them together with promoting more sustainable methods of transport. Para 103 states that the planning system should actively manage patterns of growth in support of these objectives, focusing on locations that will limit the need to travel offering a genuine choice of travel modes, with the overall aim being to reduce congestion and emissions. Para 105 states that planning policies should support an appropriate mix of uses across an area, and within larger scale sites, minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.

5.0 PLANNING APPRAISAL

5.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the proposals in the context of relevant national and local planning policy and guidance. The key issues, were an application to be submitted, would be;

- *the principle of the development, having regard to the provisions of the adopted Development Plan and other local planning policy documents;*
- *the effect of development on residential amenity,*
- *the effect of development on the character and appearance of the area; and;*
- *the effect of development on the local highway network.*

5.2 Each of these matters is considered below.

The principle of development

5.3 As previously set out, the Applicant is looking to cater for the local population by delivering a state-of-the-art community facility that will provide a gym and swimming pool (with female only sessions), a canteen, a hub for local charities, meeting spaces, IT classes and a library as well as outdoor seating / patio areas for picnics. Both local and national planning policy place a great importance on planning positively for the provision and use of community facilities (such as meeting places and cultural buildings) and other local services to enhance the sustainability of communities and residential environments (NPPF Para 70).

5.4 The proposed facility will contribute to the above policy objectives, by providing meeting spaces and sports facilities. Its location is perfectly suited to its intended use, with no particular land use designation on the adopted proposals map⁴, and near to the city centre and close to residential areas, which is intended to be accessible to those it looks to serve. The proposal would employ a number of full-time and part-time staff members, resulting in job creation for local people.

⁴ See Appendix 1 for proposals map extract



- 5.5 On this basis, the proposal receives strong support from the spatial development policies of the adopted development plan and the NPPF, which advises that proposals which accord with the development plan should be approved without delay. The NPPF instructs that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole or its specific policies indicate development should be restricted. The scheme will clearly deliver beneficial sustainable development for the local community that should be granted planning permission and it will not result in any adverse impacts that would significantly and demonstrably outweigh the benefits of its approval. This is confirmed in the following assessment of the detailed material considerations relevant to the application.

The effect of development on the character and appearance of the area

- 5.6 As previously set out, there does not appear to be a particular 'fixed built style' within the locality, with modern brick-built structures sat alongside clad commercial buildings of varying scales and heights. Because of its location, in an area with a mixed character that includes large footprint and scale buildings, the opportunity is clearly there to deliver a quality landmark building that would enhance the immediate area.
- 5.7 The proposed height and scale of the building is considered appropriate for the locality, but more significantly, the redevelopment of the plot would represent a major visual improvement to what is a largely underutilised site. The development would receive support from design and regeneration policies in the development plan such as Policy EN 1 *Design Principles and Strategic Character Areas*.



Figure 6. The opportunity is clearly there to deliver a quality landmark building that would enhance the immediate area



Figure 7. Proposed extension (*artist impression / not to scale*)

The effect of development on residential amenity

- 5.8 The site is located within a mixed-use / somewhat commercial setting and near to a main road. The nearest residential properties are located a sufficient distance away as to not be impacted and are in any case orientated away from the proposed development area. Moreover, the site has long been utilised as a community facility with no restrictions on opening hours. The comings and goings to and from the site would be indistinguishable from the already vibrant main road and other uses which generate pedestrian and vehicular activity including the park opposite. Permitting the scheme would not jeopardise the intentions of Policy DM1 *Development Management*.

The effect of development on the local highway network

- 5.9 Chapter 9 of the NPPF relates to the promotion of sustainable transport. Para 102 stresses the importance of development proposals addressing transportation issues at an early stage in a development in order to identify the potential impacts of a proposal and look at opportunities to reduce them together with promoting more sustainable methods of transport. Para 103 states that the planning system should actively manage patterns of growth in support of these objectives, focusing on locations that will limit the need to travel offering a genuine choice of travel modes, with the overall aim being to reduce congestion and emissions. Para 105 states that planning policies should support an appropriate mix of uses across an area, and within larger scale sites, minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.
- 5.17 As previously set out, the site is conveniently located within a readily accessible, sustainable location and can be reached on foot, by bicycle and by bus. The nearest bus stop is located 150m from the site, along the A6010 Elizabeth Street. Policy ENV 4 of the Manchester Core Strategy states that development proposals should minimise the need to travel by ensuring they are developed in appropriate locations close to existing or proposed services. The site has long been occupied by a community centre and the location is for the enhanced community centre offer is considered acceptable.
- 5.18 Moreover, the scheme includes plentiful off-road parking provision while surrounding side-streets also provide unrestricted on-street provision with plentiful capacity as shown overleaf. It should also be noted that consent has been previously granted to extend the premises (LPA ref no. 069267/FO/2003/N1) which would have expanded the centre's capacity and the comings and goings to and from the site. Moreover, consent has previously been granted for flats on the site as part of LPA ref no. 052030/FO/NORTH1/97 which would have also increased parking demand.



Figure 7. There is plentiful unrestricted on-street parking in the area

5.19 The scheme makes provision for 20no. off-road parking spaces and there is plentiful space on site for a secure bicycle stand. It is expected that most users will arrive to the site on foot or by public transport as is currently the case. The organisation will promote sustainable travel modes and should the LPA consider it necessary, a Green Travel Plan could be conditioned. In these respects, permitting the proposal will not jeopardise the intentions of Policy T2.

6.0 CONCLUSION

- 6.1 This Statement has justified the merits and acceptability of the proposed extensions to the community centre located at Sherborne Street, alongside associated landscaping and off-road parking. The scheme will not only deliver for the local community but has the potential to bring about considerable visual enhancement to the area and contribute more widely to regeneration whilst fulfilling a local community need.
- 6.2 The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 6.3 Should the LPA require any additional information, the LPA is kindly requested to make contact with the Applicant's agent.

Appendix 1. Proposals map extract

