

Planning Statement for 104 Reddish Lane, Manchester, M18

7JL: Change of Use from Use Class E to Use Class F1

The planning statement outlines the proposed change of use from a hairdresser (Use Class E) to a community facility (Use Class F1), with only the ground floor intended for use. It will serve to establish key principles regarding the existing situation, proposed changes, transportation, congregation, attendance, waste management, and noise considerations.



Above: site location plan

Existing Use:

The existing use of the property at 104 Reddish Lane has been as a hairdresser's salon, operating with opening hours from 9am to 5pm. The proposed change of use aims to transform the premises into a community facility to accommodate an Islamic organisation/ School.

Nimrah Education & Community Centre, an established religious school situated at 2 Park Grove, Levenshulme, Manchester, M19 3AQ, GB, falls under the categories of religious school, charity, and mosque. This institution will extend its operations to the proposed property at 104 Reddish Lane.

The first floor has been used as part of the existing beauty saloon, massage rooms and part staff room.

Proposed Use:

The new facility will maintain operational hours from early morning, starting at 5:00am, to late evening, concluding at 11:00pm. Staffing for the Islamic organisation/charity centre will consist of one full-time employee and one part-time staff member.

The first floor is to be used as a kitchen and additional study/praying room for the organisation.

Transport and Parking

Parking provisions will be made available in the vicinity; however, the facility will actively promote walking as the preferred mode of transportation to alleviate congestion.

Proposed Congregation:

The primary congregation and catchment area will be situated at the rear entrance of the premises. During prayer times, access to the ground floor facility, located at the rear, will be provided, adjacent to the storage rooms.

Waste Management:

Waste management procedures will utilise the existing commercial waste management infrastructure, with bins strategically positioned within the property's boundary.

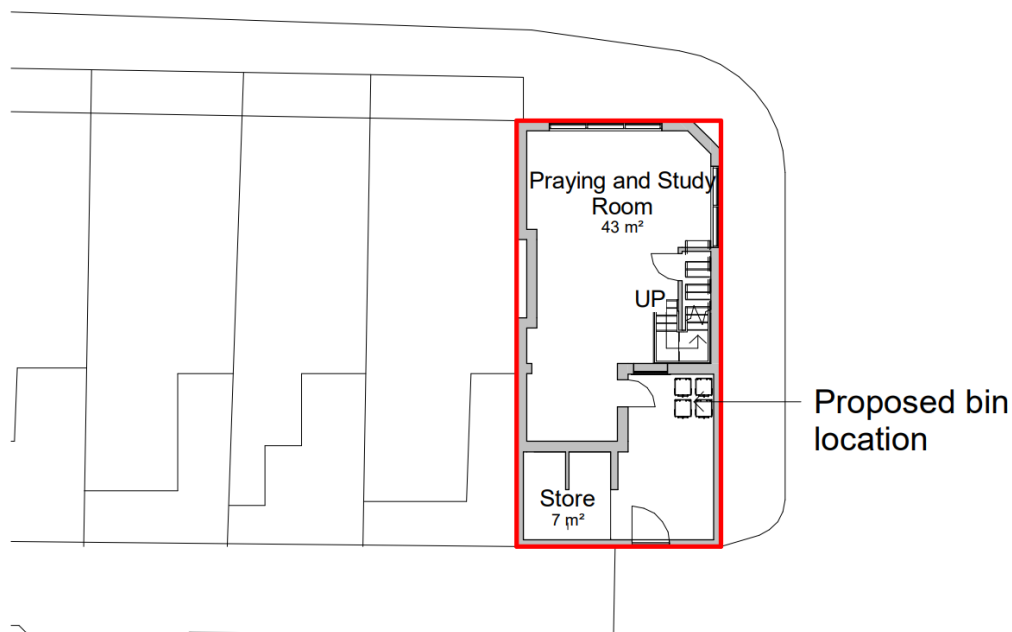


Image of proposed site plan.



Google street view of the front of the property (proposed catchment area)



Google street view of the rear looking from Athol St, where bins will be located.

Attendance

The maximum allowable attendance during peak hours for each prayer session at the facility should not exceed 25 individuals. Given that the volunteers and staff reside in close proximity to the centre, they have the convenience of walking to attend.

Noise Management:

The praying facility will implement measures to minimise any potential sound disturbances.

- **Controlled Amplification:** The use of audio systems during prayers will be carefully controlled to ensure that sound levels remain within acceptable limits.
- **Regular Monitoring:** The mosque will conduct regular assessments of noise levels both within the premises and in the surrounding area to identify any potential issues and take corrective action as necessary.
- **Community Engagement:** The mosque will engage with local residents to address any concerns regarding noise and work collaboratively to find solutions that meet the needs of both the mosque and the community.

Sincerely,

Mohammed Afaq

MD of 1618 Architects