

PLANNING STATEMENT

Hazara Community Centre

Change of use of former public house to a centre for education, training
and advice and community use (sui generis use)

741 Ashton Old Road

April 2023



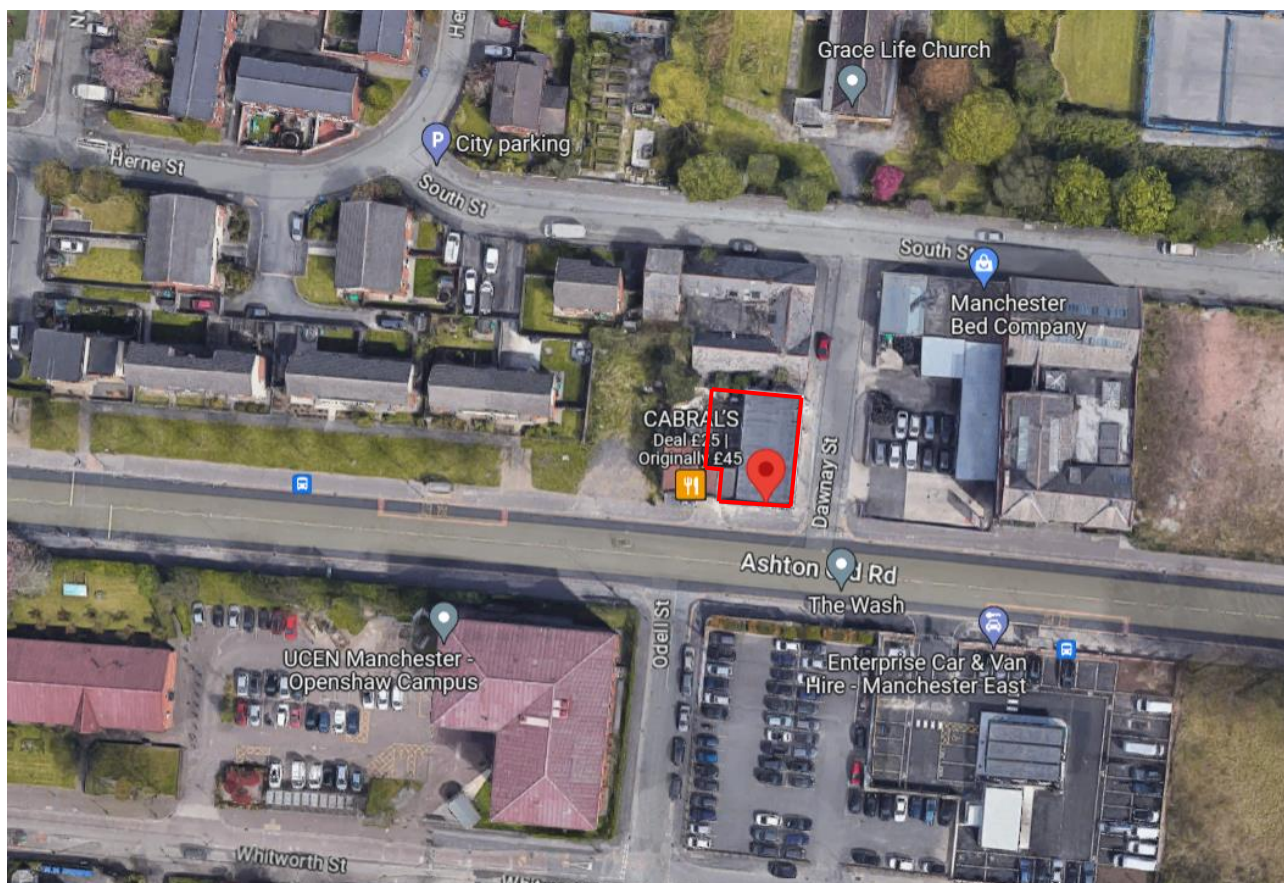
Content

1. Introduction

- 1.1 This planning statement is prepared to support a permanent retention of a previously temporary approval of change of use of former public house to a centre for education, training, advice and community use to 741 Ashton Old Road, M11 2HD.
- 1.2 The building closed down as public house circa 2014 for unknown reasons. Planning was approved by LPA to convert the building to flats with a shop at ground level by previous owner and due to the poor structural condition, the property was abandoned and stayed vacant until it was purchased by Hazara Community Association in 2017. A temporary planning permission was granted in 2019 (124671/FO/2019).

2. Location

- 2.1 This building is located in Openshaw area in south east of Manchester and lies along and fronts A635, Ashton Old Road, half a mile to the east of the Manchester Inner ring road and on the corner of Dawnay Street.
- 2.2 The site is accessed from Ashton Old Road and Dawnay Street. A large double door gate access from Ashton Old Road leads to an internal side court yard.
- 2.3 The building is rectangular shaped and it was known as Legh Arms public house and is approximately 90 years old with rendered walls with parapet guttering.



Location View (source: google map)

3. Proposed use

- 3.1 As expressed above the planning permission seeks to change the use of this building to a centre for education, training, advice and community use as annotated on the floor plan layouts submitted with planning application.
- 3.2 This proposal is strictly only for the change of use of the building and this has not caused any harm to the surrounding building.
- 3.3 The application site is within a predominantly commercial area next to busy A635 and adjacent to a takeaway shop (Cabral) on the ground floor separated by access road to the court yard and first floor separated by staircase and circulation area and WC. The adjacent building along Dawney Street is not known to be in use, however it is separated by circulation area and the kitchen on the ground floor and the office and stair case on the first floor. Therefore, Noise vibration/impact is to its minimum level and pose no threat to residential amenity nor will it impact on the surrounding commercial properties.
- 3.4 The proposal to use this vacant building will reduce opportunities for future crime and anti-social activity.

3.5 The site is protected by surveillance CCTV, door shutters and grilled windows from unwanted intrusion. A new entrance introduced with ramped access from court yard has been built to level thresholds to allow for disabled access with a new disabled toilet on the ground level.

3.6 Parking and Access:

3.6.1 Car parking provision of three on-site spaces within the internal courtyard are not for visitors use and will only be used by staff. These will be managed through controlled access to the courtyard (electronic card system). Parking bays will be formally demarcated and the dimensions of the car parking spaces are in accordance with MCC minimum requirements (2.4m x 4.8m). External lights (dusk till dawn) will cover court yard to provide safety and security for users when out.

3.7 Transport

3.7.1 Encouragement has been insisted upon to community members and attendees to travel sustainably by using public transport, bicycles or car share, which will mitigate parking concern.

3.8 Cycle Storage

3.8.1 Secure and sheltered cycle parking provision will be accommodated within the curtilage of the site for both staff and visitor use in line with MCC guidelines.

3.9 Below is detailed schedule of activities and opening times:

3.10 Our Opening Hours 10 am - 10 pm, 7 days a week

4.0 Schedule of Activities

4.1 Annual Activities:

• Annual general meeting	30 people	6.00 pm – 7.00 pm
• Nowruz (new year) celebration	50 people	6.00 pm – 10.00 pm
• Annual Mental health day	50 people	6.00 pm – 10.00 pm
• Annual Women's Day	50 people	6.00 pm – 10.00 pm
• Eid Al Adha celebration	30 people	6.00 pm – 10.00 pm

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| • Community graduation award | 50 people | 6.00 pm – 10.00 pm |
| • Eid al Fitr celebration | 30 people | 6.00 pm – 10.00 pm |

4.2 Monthly Activities

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| • Monthly staff meeting | 6 people | Sun 11:00 am – 12:00pm |
| • Drop-in session | 1 staff + approx. 5 visitors | Sat 11 am – 12:00pm |

4.3 Weekly Activities

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| • CV / application workshop | 6 people | Mon 4.30 pm – 6.30 pm |
| • English language classes | 6 people | Tues 4.30 pm – 6.30pm |
| • Farsi classes (children) | 20 people | Wed 4.30 pm – 6.30pm |
| • Citizenship class | 4 people | Thurs 4.30 pm – 6.30 pm |
| • Youth Club | 12 people | Fri. 5.30 pm – 7.30 pm |

5.0 Conclusion

- 5.1 This building has been revitalized and given a new lease of life through significant amount of hard work and investment as a result of community coming together to refurbish and updated this site so it is used for greater benefit to Manchester for years to come.
- 5.2 Our community is proud of this achievement and understand the importance of this centre and the opportunity it presents to enhance and improve their ability to integrate and take part into the wider community.