

## Planning

## Growth & Development

### Delegated officer report for planning application

**Application no.** CDN/22/0714

**Date registered valid:** 13 October 2022

**Proposal:** Discharge of conditions 1 (timeframe), 2 (specified plans), 3 (use), 4 (acoustic insulation), 5a and b (external plant), 6 (public address system), 7 (events management plan), 8 (refuse storage) and 9 (travel plan) attached to planning permission referenced 130538/FO/2021

**Address:** 43 Slade Lane, Manchester, M13 0QJ

**Ward(s):** Longsight Ward

**Applicant:** Mr Ali Haque, Darus Salam Mosque, 43-47 Slade Lane, Manchester, M13 0QJ

**Agent (if any):**

**Case officer:** Carl Glennon  
Tel: 0161 234 4530  
Email: [carl.glennon@manchester.gov.uk](mailto:carl.glennon@manchester.gov.uk)

**Recommendation:** Approve

**Date of recommendation:** 8 December 2022

### **Application details**

**Type of application:** Approval of condition application

**Development type:** Notifications

**Date of site visit:** N/A

### **Standard consultations:**

Printed: 18 October 2022 Expired: 8 November 2022

### **Neighbour notifications**

No neighbour notifications have been printed and sent.

### **Site notice**

No site notice has been produced

### **Press advert**

No press advert had been published

**Departure from Development Plan:** No

**Environmental Statement:** Not required

### **Description of site/building**

**Listed building:** Not applicable

**Conservation area:** No

**Tree Preservation Order:** No

### **Consultations & Notification Responses**

Highway Services – No objection based on the submitted and supplementary details.

Environmental Health - No objection based on the submitted and supplementary details.

### **Human Rights Act 1998 considerations**

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the

planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation: Approve**

### **Article 35 Declaration**

N/A

### **Condition(s) to be attached to decision for approval**

1) The intention to undertake the development in accordance with the implementation period specified within condition 1 (timeframe) is noted. Condition 1 remains an on-going requirement of the development prior to its implementation.

2) The intention to undertake the development in accordance with the approved plans and documents within condition 2 (specified plans) is noted. Condition 2 remains an on-going requirement of the development prior to its implementation.

3) The intention to undertake and subsequently operate the development in accordance with the use specified in condition 3 (use), namely: the ground and first floor of 43 Slade Lane shall only be used in conjunction with and ancillary to 45 to 47 Slade Lane as single Class F1 (Learning and non-residential institution) use without sub-division or otherwise separate occupation. Condition 3 will remain an on-going requirement of the development following its implementation.

4) The discharge of condition 4 (acoustic insulation) is approved on the basis that, before the implementation of the authorised use within 43 Slade Lane, the development shall be implemented in accordance with documents referenced: Darus Salam Mosque Noise Impact Assessment Ref: 22088 Darus Salam Mosque R01 dated 7 October 2022 and letter from Darus Salam Mosque and Islamic Centre dated 4 October 2022 Ref: Planning decision: 130538/FO/2021. Following the commencement of the authorised use, the approved noise attenuation scheme shall be maintained in situ at all times thereafter.

5) The discharge of condition 5a and b (external plant) is approved on the basis that external plant and equipment is not proposed as part of the development.

6) The discharge of condition 6 (public address system) is approved on the basis that a public address system or any other external transmission of amplified sound is not proposed as part of the development.

7) The intention to undertake and subsequently operate the development in accordance with the details specified in condition 7 (events management plan) is noted. Condition 7 remains an on-going requirement of the development following its implementation.

8) The discharge of condition 8 (refuse storage) is approved on the basis that, upon commencement of the authorised use within 43 Slade Lane, the development shall be implemented in accordance with drawings referenced Site plan Ref: 009 Rev 2 (detailing bin storage positioning and segregated waste and recycling arrangements) attached to email from BMA Jabur dated 2 December 2022. The implemented measures shall be maintained in situ at all times thereafter.

9) The discharge of condition 9 (travel plan) is approved on the basis, the development is approved on the basis that upon commencement of the authorised use within 43 Slade Lane, the development shall be implemented in accordance with documents referenced: Travel Plan Darus Salam Mosque, Longsight, Manchester dated 04-10-2022 Rev 1 and Travel Policy Darus Salam Mosque & Islamic Centre dated 1 December 2022 attached to email from BMA Jabur dated 6 December 2022.

Within six months of the first use of the development, a revised travel plan which takes into account the information about travel patterns gathered pursuant to item (ii) of condition 9 shall be submitted to and approved in writing by the City Council as local planning authority. Any travel plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

#### **Appendix 1 – List of consultees & neighbours notified**

Highway Services  
Environmental Health

#### **Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4  
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M  
Coal Authority - Development Low Risk - Name: DEVELOPMENT\_LOW\_RISK\_AREA  
Susceptible to Surf Water Flood (Less) -  
Susceptible to Surf Water Flood (Middle) -  
Area Team Boundary - Name: NORTH AREA