

Planning Statement

Introduction

This Planning Statement has been prepared in support of a full Planning Application seeking retrospective Change of Use of 37–39 Upper Lloyd Street / 2 Maine Road, Moss Side, Manchester, to a Place of Worship and Community Centre (Use Class F1). This document responds directly to matters raised by Manchester City Council through Enforcement Notice ENF/15780/24 and subsequent correspondence. It provides a comprehensive planning justification, demonstrating that the proposed use aligns with the National Planning Policy Framework (NPPF), contributes significant community value, and results in no material planning harm.

The site has been in lawful community-related use for decades, transitioning from the former Robin Hood Public House to various community, educational and social-support uses before its establishment as Markaz Ibraheem in 2018. The facility now serves thousands of residents across Moss Side, Whalley Range, Hulme, Rusholme, Old Trafford, Longsight, Ardwick and Levenshulme. It fulfils important social, safeguarding, cohesion and wellbeing functions.

Planning Policy Context

The proposal aligns directly with the core objectives set out in the National Planning Policy Framework (NPPF), including:

- Supporting strong, healthy and inclusive communities.
- Promoting retention and development of valued community facilities.
- Ensuring planning decisions consider social, economic and community wellbeing.

Local planning policy similarly safeguards community facilities and encourages inclusive development. The proposed F1 use is entirely consistent with these objectives, delivering wide-reaching public benefit.

Assessment of Use

The building has historically supported community-based activity. While the Council highlights a period of retail use between 2008–2016, this did not eliminate the site's established community character. The current F1 use formalises the long-standing social and educational function the building has served.

The proposed use is low-impact, does not introduce harmful intensification, and is entirely

compatible with the surrounding residential context.

Conclusion

This Planning Statement demonstrates that the proposed Change of Use is acceptable in planning terms, accords with national and local policy, and fulfils a vital community role. Approval is strongly justified.