

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141555/FO/2024

Date registered valid: 20 November 2024

Proposal: Erection of a single storey rear extension to form new entrance reception and cafe area

Address: British Muslim Heritage Centre, College Road, Manchester, M16 8BP

Ward(s): Whalley Range Ward

Applicant: Chairman Trustees of the British Muslim Heritage Centre

Agent (if any): Mr Saghir Hussain, Create It Studio Architects

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 28 November 2024

Standard consultations: Printed: 26 November 2024 Expired: 17 December 2024

Neighbour notifications: Printed: 25 November 2024 Expired: 16 December 2024

Site notice: Posted: 28 November 2024 Expired: 19 December 2024

Press advert: Published: 3 December 2024 Expired: 24 December 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

Listed building: Grade II*

Conservation area: Whalley Range Conservation Area 1992

Tree Preservation Order: No specific TPOs present within the vicinity of the proposal, however, all trees on site benefit from protection due to their siting within a Conservation Area

The site comprises a Grade II* former college building originally established for the training of Non-Conformist ministers, later functioning as a Trade Union college, and now serving as the British Muslim Heritage Centre. The main building dates from 1840–1843 and was designed by Irwin and Chester. In the late 1870s, the wings were reconstructed to three storeys, and a hall was added. Subsequent alterations have also been undertaken.

The complex is constructed predominantly of sandstone ashlar to the principal elevations, with brick used to the rear, and is roofed in slate. It is arranged in an elongated E-plan, with the north-facing main range forming the principal elevation and projecting wings to the rear. The central rear wing historically accommodated the chapel or hall. The architectural style is Gothic.

The building is principally two storeys above a full basement, with an additional central tower. The north elevation is symmetrical and arranged with 1:9:3:9:1 windows, with the central and end bays projecting forward.

A prominent feature of the frontage is the central entrance block, which includes set-back buttresses terminating in pinnacles. Steps lead to a moulded Tudor-arched doorway set below a carved shield with angel supporters. Above this rises a full-height oriel window with transomed glazing arranged over three and two stages, divided by decorative panelling incorporating a clock face. The composition is completed with a pierced parapet, crocketed corner pinnacles, and an octagonal two-stage lantern featuring open arcading, gargoyles, and pinnacles.

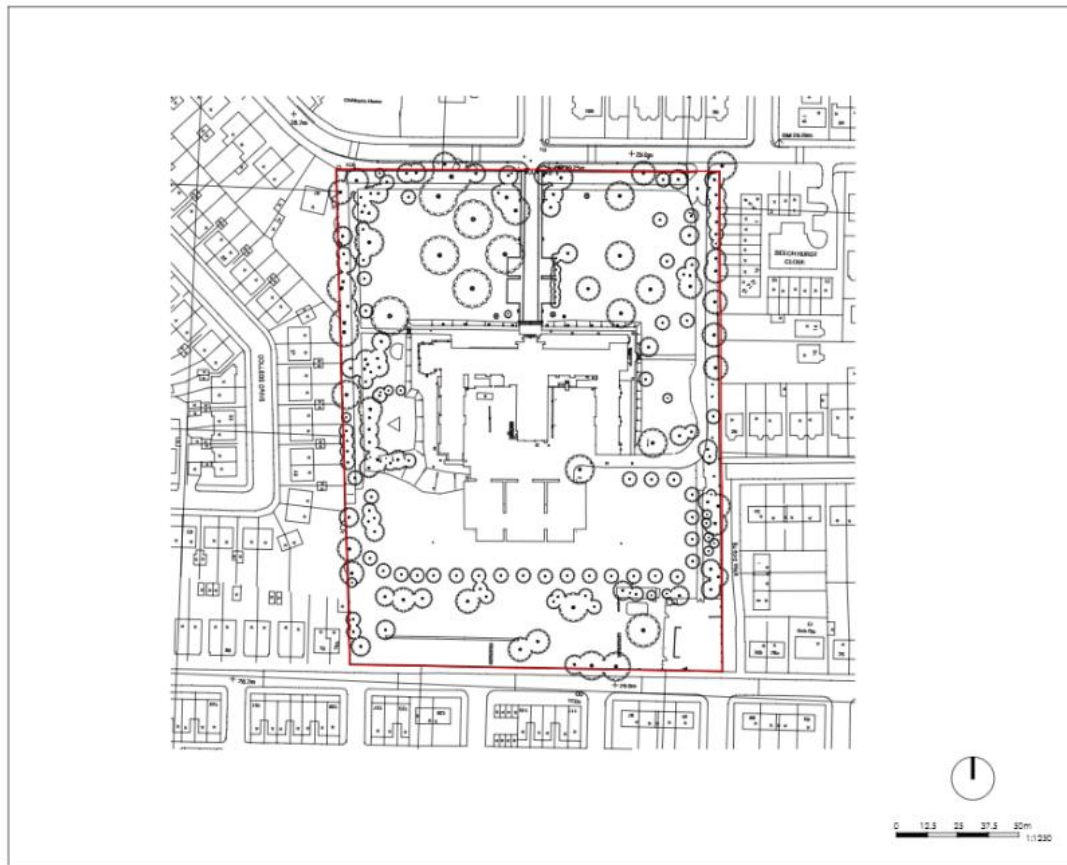
The nine-bay ranges to either side include a continuous cloister with Tudor-arched arcades. The basement level contains two-light mullioned windows, above which is a string course. The principal storey features large six-light mullion-and-transom windows with a stepped drip mould, while the upper storey contains two-light mullioned windows. The parapet throughout is embattled.

The rear wings include oriel windows and crow-stepped gables with crocketed pinnacles. All windows across the complex retain geometrical leaded glazing. The rear elevations, built mainly of brick, incorporate transomed windows similar in form to the main elevation; those to the hall are Tudor-arched with cusped lights.

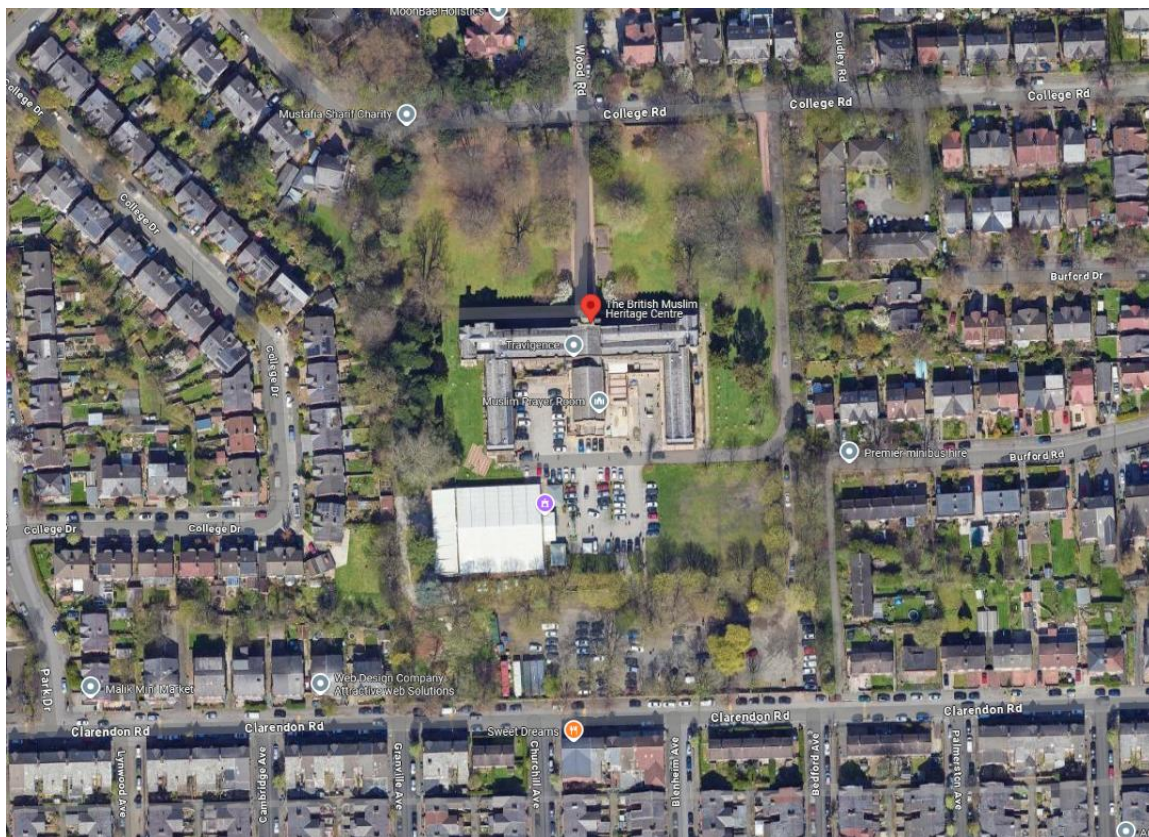
Internally, the building features a galleried entrance hall and retains a high level of Gothic decorative detailing throughout the principal floor, including Tudor-arched doorways, moulded plaster ceilings, fireplaces, and other period features.

The site also includes the Grade II listed entrance gateway and gates to the former Lancashire Independent College (c.1840, by Irwin and Chester). The gateway comprises sandstone ashlar octagonal gate piers surmounted by pinnacles, with gabled archways to each side, and centrally positioned cast-iron gates of elaborate design. Positioned on the central axis of the main building, the gateway forms an integral part of the historic group associated with the former college complex.

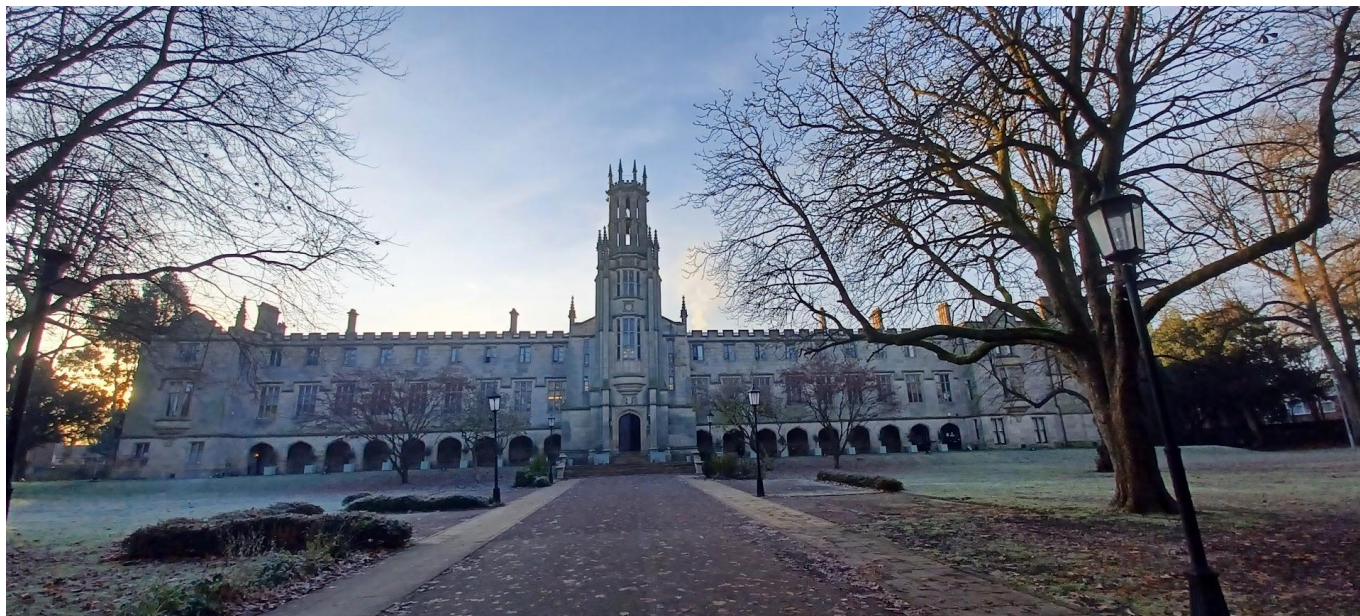
The Grade II* Listed Building sits fairly centrally within the site with more formal gardens to the north and hard standing and grassed areas to the south. There is significant, mature tree cover around the site. The area surrounding the site is predominantly residential, mainly a mix of terraced and semi-detached housing but with some larger detached properties set in spacious grounds.



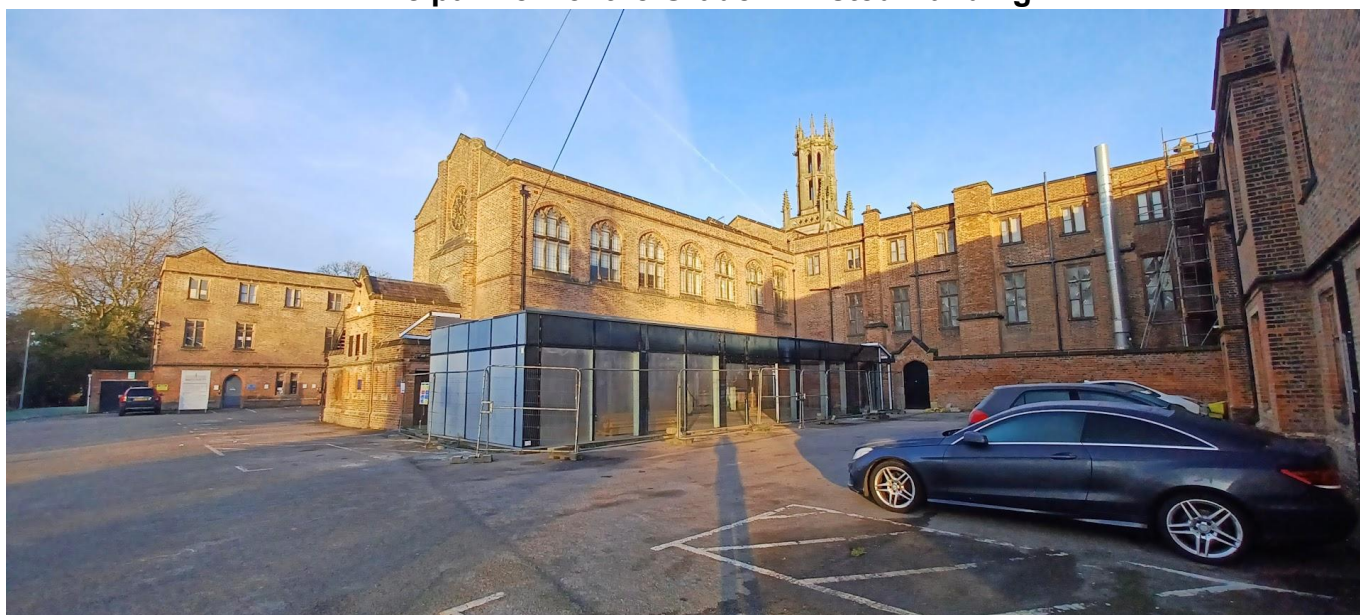
Submitted site location plan, with application site edged in red



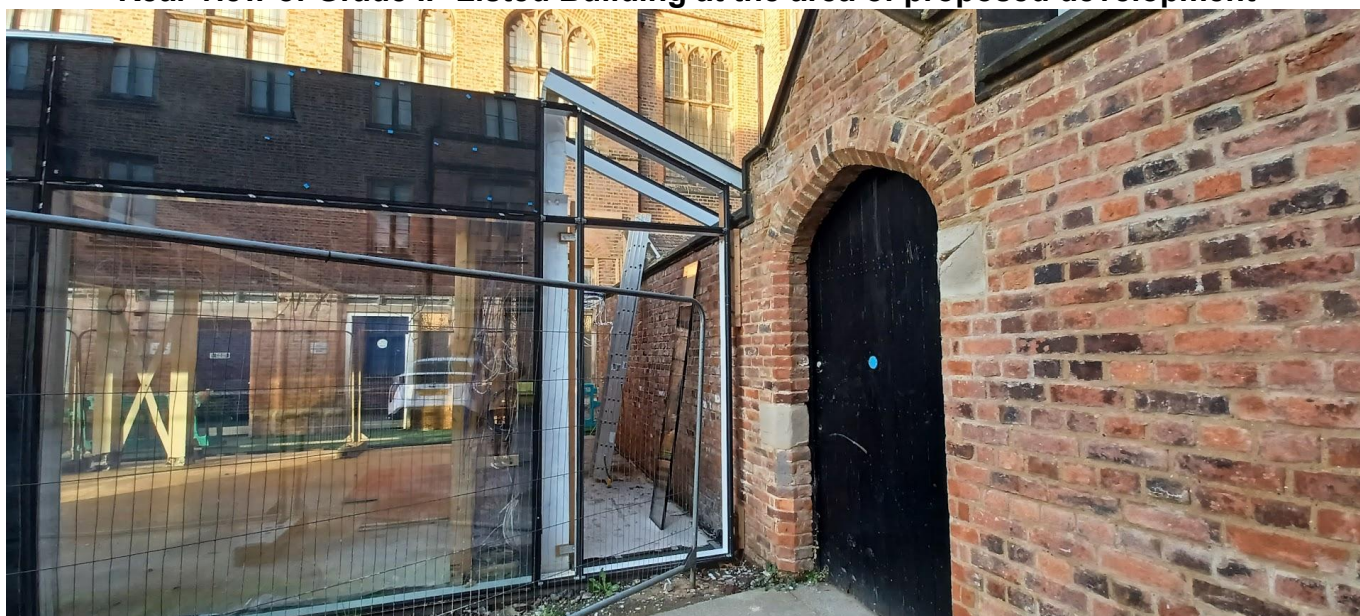
Application site, as viewed from Google Maps



Principal view of the Grade II* Listed Building



Rear view of Grade II* Listed Building at the area of proposed development



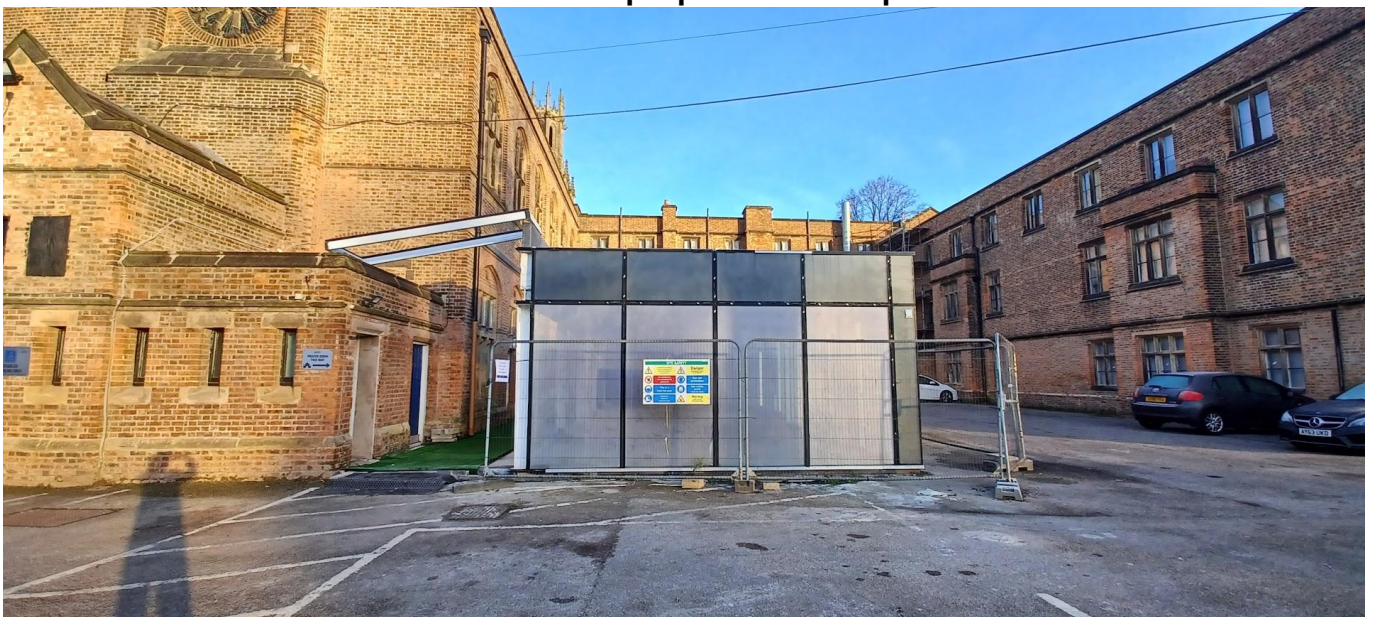
View of area of proposed development



View of area of proposed development



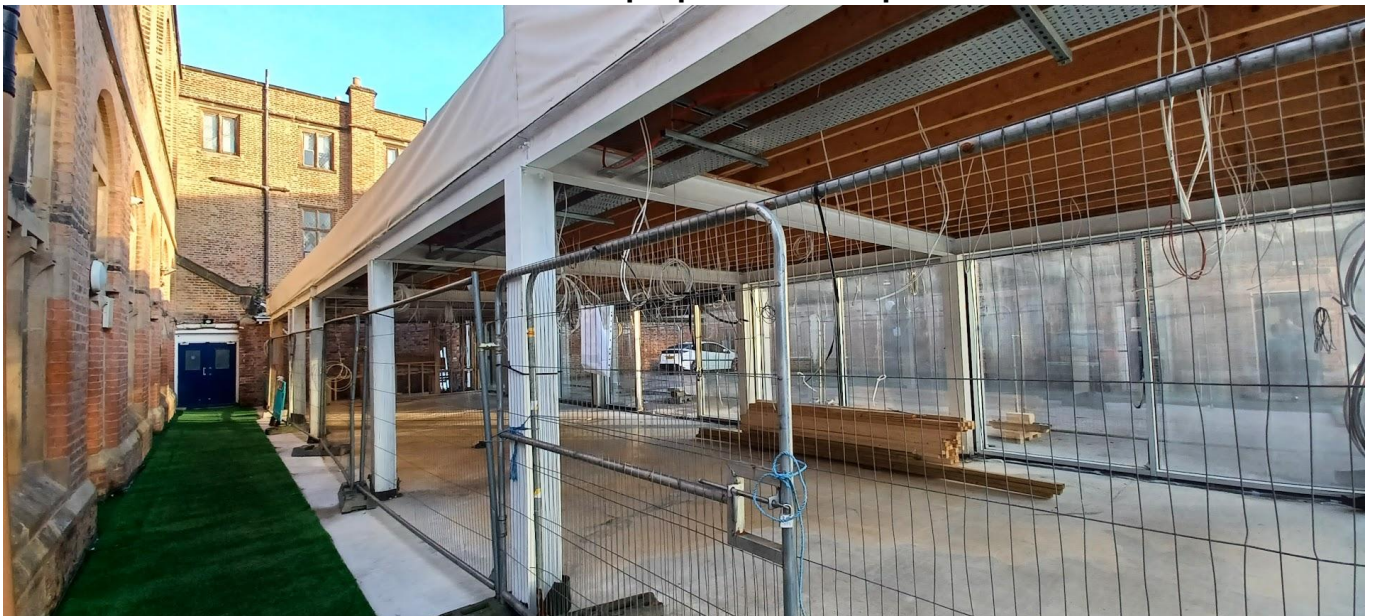
View of area of proposed development



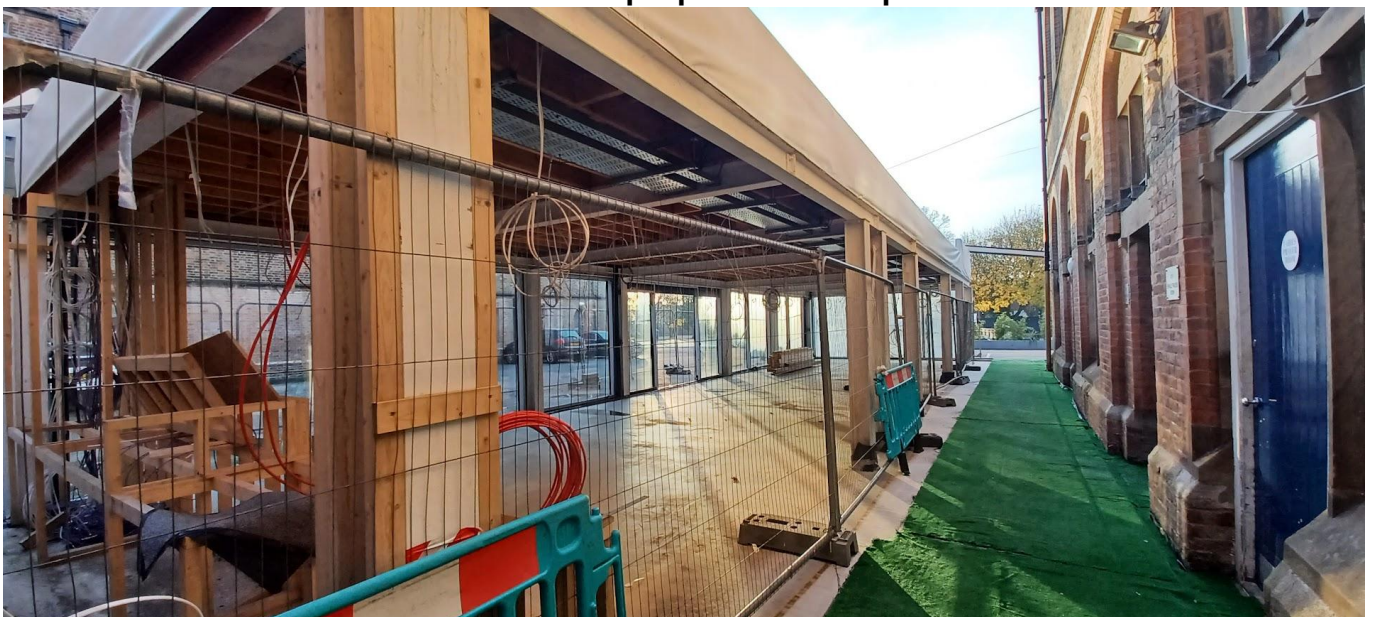
View of area of proposed development



View of area of proposed development



View of area of proposed development



View of area of proposed development

Description of development

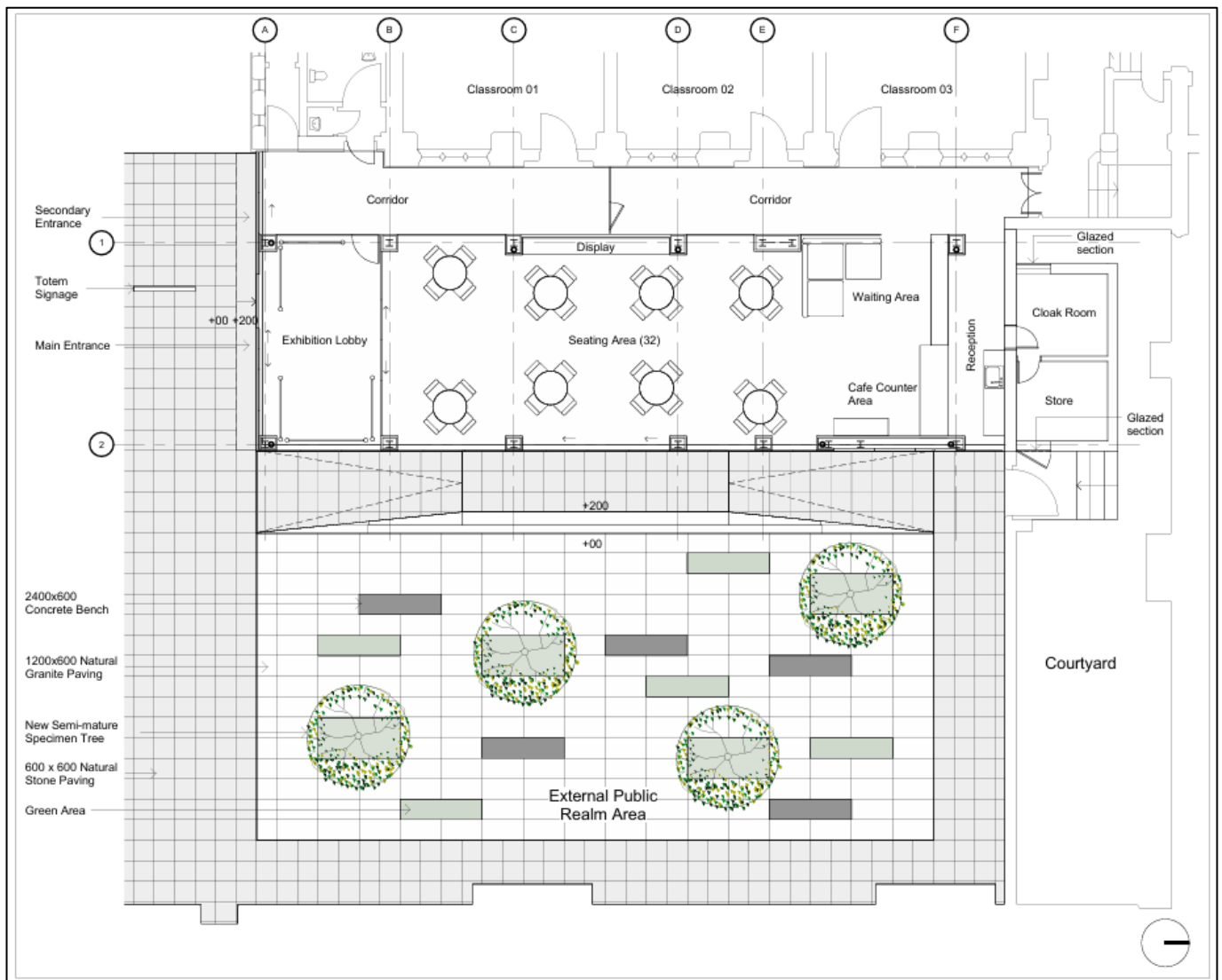
The applicant is seeking planning permission (141555/FO/2024) and Listed Building Consent (141556/FO/2024) for the “Erection of a single storey rear extension to form new entrance reception and cafe area”.

The proposal introduces amendments to the previously approved scheme (refs: 122421/FO/2019 and 122422/LO/2019), granted under delegated powers in 2019, including alterations to height, glazing, and affixing details of the extension. In addition, the application seeks to rectify and address unauthorised works that have been carried out on the site to date.

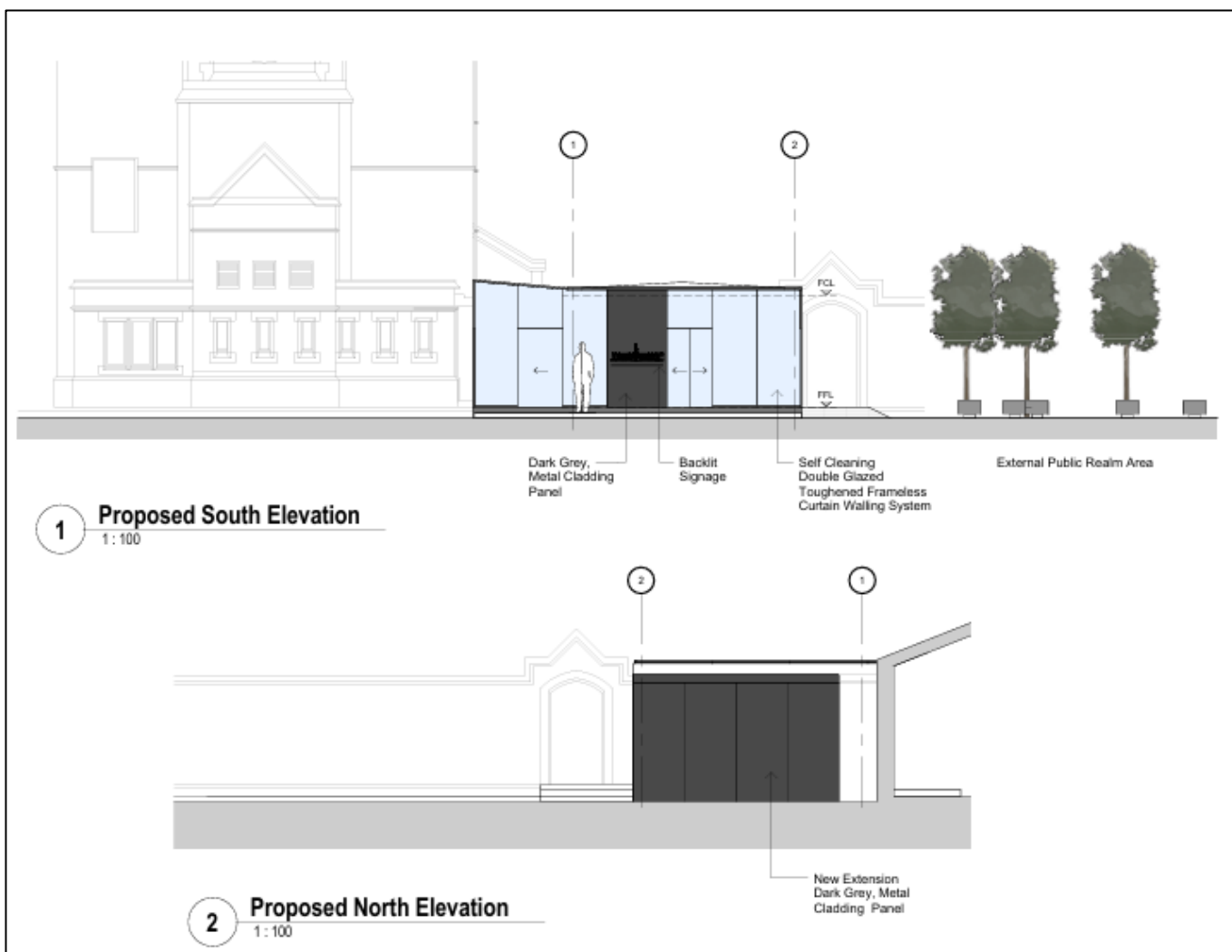
Relevant planning history

122421/FO/2019 - Erection of a single storey rear extension to form new entrance and reception area – Approved (01.03.2019).

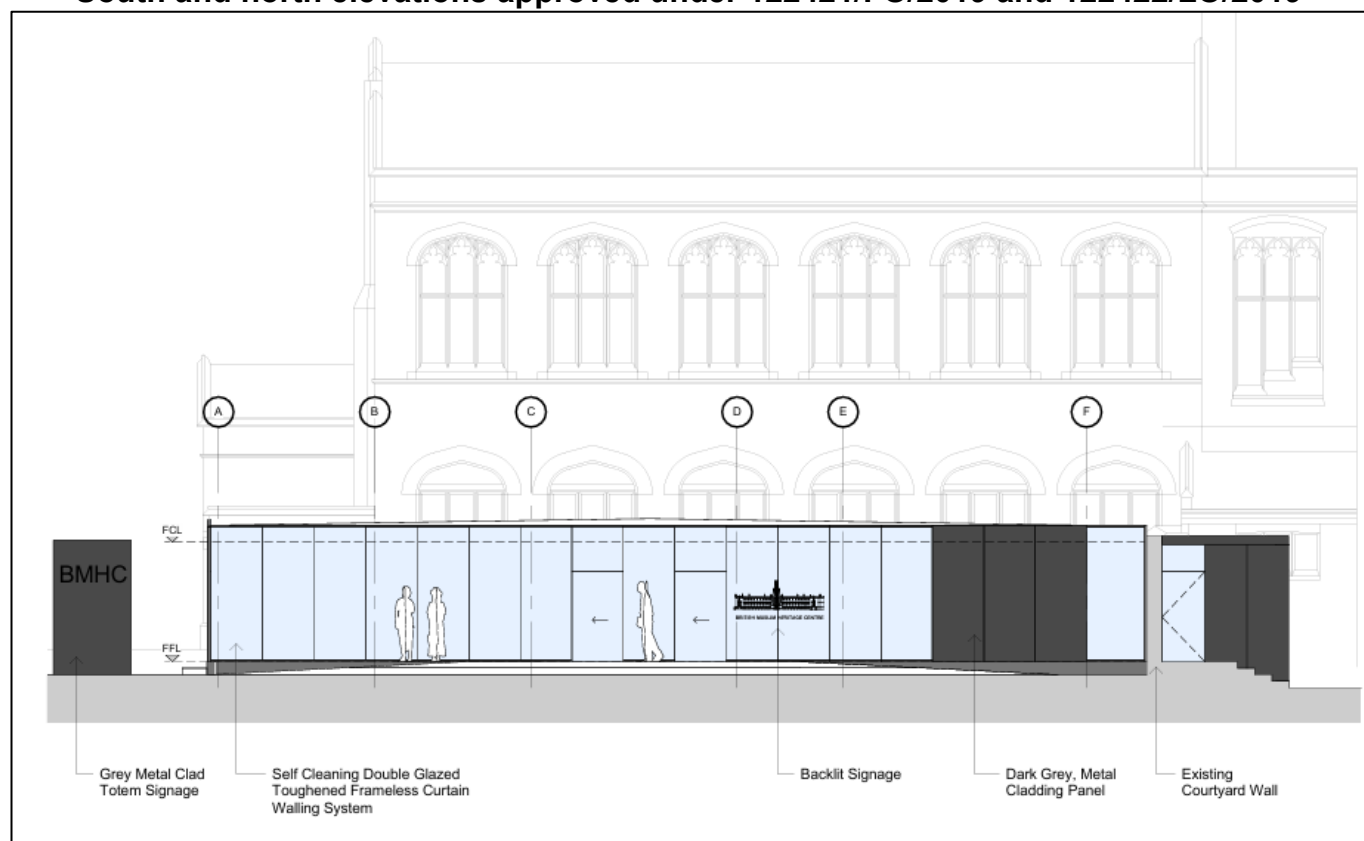
122422/LO/2019 - Listed Building Consent for the erection of a single storey rear extension to form new entrance and reception area – Approved (01.03.2019).



Floor plan approved under 122421/FO/2019 and 122422/LO/2019



South and north elevations approved under 122421/FO/2019 and 122422/LO/2019



East elevation approved under 122421/FO/2019 and 122422/LO/2019

Consultations & Notification Responses

In response to the original proposal, which sought planning permission for the “Erection of a single storey rear extension to form new entrance reception and cafe area”:

12 letters of objection were received from **local residents** in response to this application. Their concerns are summarised as follows:

- The new café would bring more noise and air pollution to an already noisy and congested location.
- Often disregard for the community and neighbouring residents, with the centre causing huge disruption and noise for long periods of time.
- The proposal would be unsociable to surrounding residents.
- The scale of the development is unsuitable for a residential area - it is too large.
- The application site and its existing uses already generates traffic congestion and parking issues in the surrounding area.
- Detrimental to the air quality of the area.
- Would be disruptive and inappropriate.
- Would result in an unacceptable increase in traffic, congestion, and parking issues, to the detriment of residential amenity.
- The property already has considerable space to accommodate a café.
- The property already features an impressive front entrance and several side and rear entrances.
- Concerns in relation to the proposed hours of use of the café.
- Construction activities would cause disruption to the surrounding neighbourhood, including large lorries, materials deliveries, vibrations, traffic congestion.
- The application site has already breached its previous planning conditions, in terms of hours of use.
- Security concerns and potential for antisocial behaviour to increase.
- Not enough room in the community to accommodate additional vehicles at the site, homes and supply to homes.
- Disregard to the community and neighbouring residents.
- Confusing this application with the masterplan for the British Muslim Heritage Centre.
- Overdevelopment of the site.
- Not in-keeping with the listed status of the building, in a conservation area.
- Visually intrusive and harmful.
- Poor communication with nearby residents.
- Negative visual, environmental and community effects.
- Unsuitably large construction.
- Decline in bats.
- Frustration with unauthorised works continuing on site.
- Not enough local infrastructure provision (i.e., healthcare, schools, water and gas supplies). The proposal will place a greater strain on the locality.

Local ward member for Whalley Range ward, **Councillor Angeliki Stogia**, made the following summarised representation in relation to the proposal:

- Residents have raised concerns about the proposals.
- Residents are dissatisfied with the engagement process for the planning applications.
- Frustration with the retrospective nature of the proposal.
- Minimal opportunity to be informed or understand the planning proposals.
- Insufficient notice to allow for meaningful input.
- Considerable degree of confusion on the elements of the retrospective applications – confused with the largescale development proposed previously.
- The current application includes additional and different elements than the previous 2019 approval.
- The current proposal should be brought more in line with the original consent.

Cadent Gas made no objection to the proposal, requesting an informative note be attached to the decision notice.

Historic England did not offer any feedback or advice in relation to the application.

MCC's Highways Services offered the following feedback in relation to the proposal:

- The proposed extension would be contained within the private boundary of the site and would not physically impact the adopted highway.
- The proposed use of the extension is as a reception and café area. Based on this, the extension would not be expected to generate more visitors or vehicle trips, however, this should be confirmed.
- The location of the extension is adjacent to the existing building.
- Confirmation is sought that there would be no impact upon the existing car parking arrangements/numbers at the site or areas where vehicles manoeuvre.
- A construction management plan should be provided, prior to any construction works commencing on site. This should include details of the types and frequency of vehicular demands, with evidence of satisfactory routing within the site and on the adjacent highway, a site plan for the construction phase with waste storage location and holding areas depicted, details of contractor parking and ongoing construction works in the locality, including consultation with local residents, and details of construction times, particularly during busy periods. This should be conditioned.
- Informative note relating to licensing, hoarding, scaffolding and skips.
- Informative note relating to temporary traffic and pedestrian management.

Greater Manchester Police – Crime Prevention Team issued the following feedback:

- The proposed doors, windows and glazing should be of a secure standard.
- The sliding door set should be compliant with and certified to BS PAS 24 or BS EN 1627 RC2 and any other door sets should be compliant with and certified to BS PAS 24, LPS 1175 SR2 or STS 202 BR2.
- The windows should be compliant with and certified to BS PAS 24 where possible. Any curtain walling panels should include laminated glazing (see below) and should be fixed with a secure glazing retention system (e.g. with security glazing tape, with a dedicated

security sealant/gasket or a secure mechanical fixing system from the glazing retention tests within the BS PAS 24 or LPS 1175 standards).

- All glazing should incorporate at least one pane of glass with a 1.5mm PVB interlayer (e.g. 7.5mm laminated glass), or a glass rated as P4A under EN 356. The remaining pane in a double-glazed unit maybe toughened glass.

MCC's Environmental Health Services issued the following feedback:

- Query: does the site already feature a kitchen premises where food will be prepared, or will a new kitchen be fitted?
- If a new cooking area is to be fitted, then a fumes/odours condition should be attached.
- Also, requested a waste management strategy condition be attached to the decision notice.

In response to the revised proposal, which made alterations to the scheme (including, but not limited to, changes to height, roofline, materiality, and affixing details of the extension to the Listed Building as well as changes to the proposed external landscaping associated with the development) to lessen the proposal's impact upon the Grade II* Listed Building:

2 letters of objection were received from **local residents** in response; the comments are summarised as follows:

- Noise and disturbance - fireworks are regularly used during celebrations at the site, continuing late into the evening between 11pm - 12am
- Parking and traffic impact - parking in the surrounding area is already a major issue with visitors to the site taking residential spaces. The extension will attract even more visitors, leading to more congestion for the residents.
- Strongly object to any building works.
- There is already a beautiful entrance to the historic building with gates, parking areas and impressive drive overlooking College Road.
- There is no need for noisy unnecessary building work to the rear of building. Disabled entrance is located here so everything is functional.
- Existing entrances serve access to all parts of the building, so additional one are not needed.
- Neighbours are already disturbed and fed up by noise from the Marquee when afternoon and evening events are held here, therefore would not want more noise from construction, delivery lorries, skip removal etc...
- This is a beautiful, listed building and should be preserved as such, regardless of whether changes are made at front or to the rear of the old building.
- The building is large enough to accommodate a cafe.
- This is a centre constantly pleading lack of funds for an experienced gardening team to manage the grounds which are neglected.....so how is this building to be funded.... hopefully not from Council/community funds.

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN19 – Waste
- Policy EN3 – Heritage

The National Planning Policy Framework (NPPF, 2024)

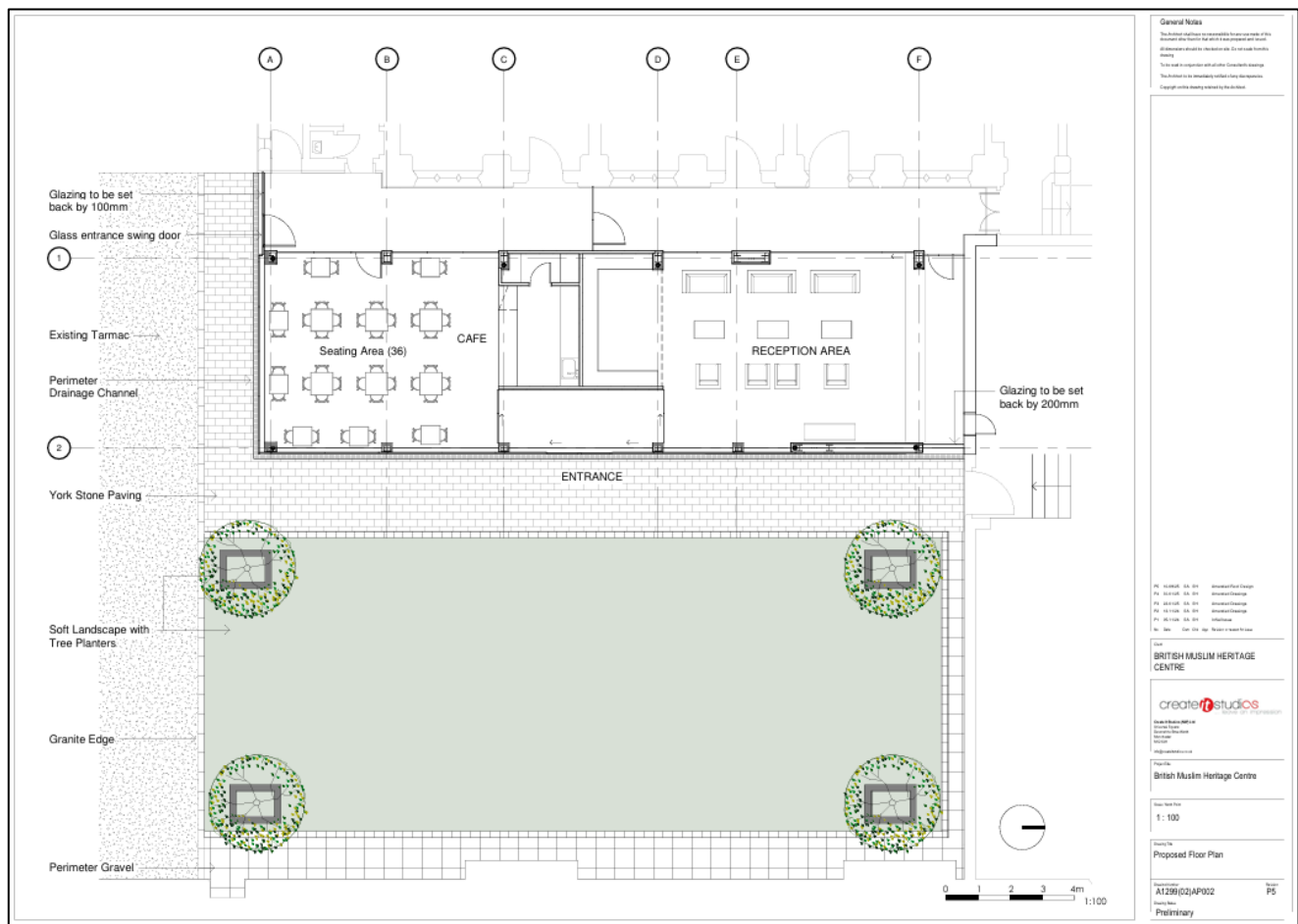
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (NPPF, 2025) – The Government has published a consultation draft of the NPPF, intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. While this draft is not yet adopted, it is a material consideration.

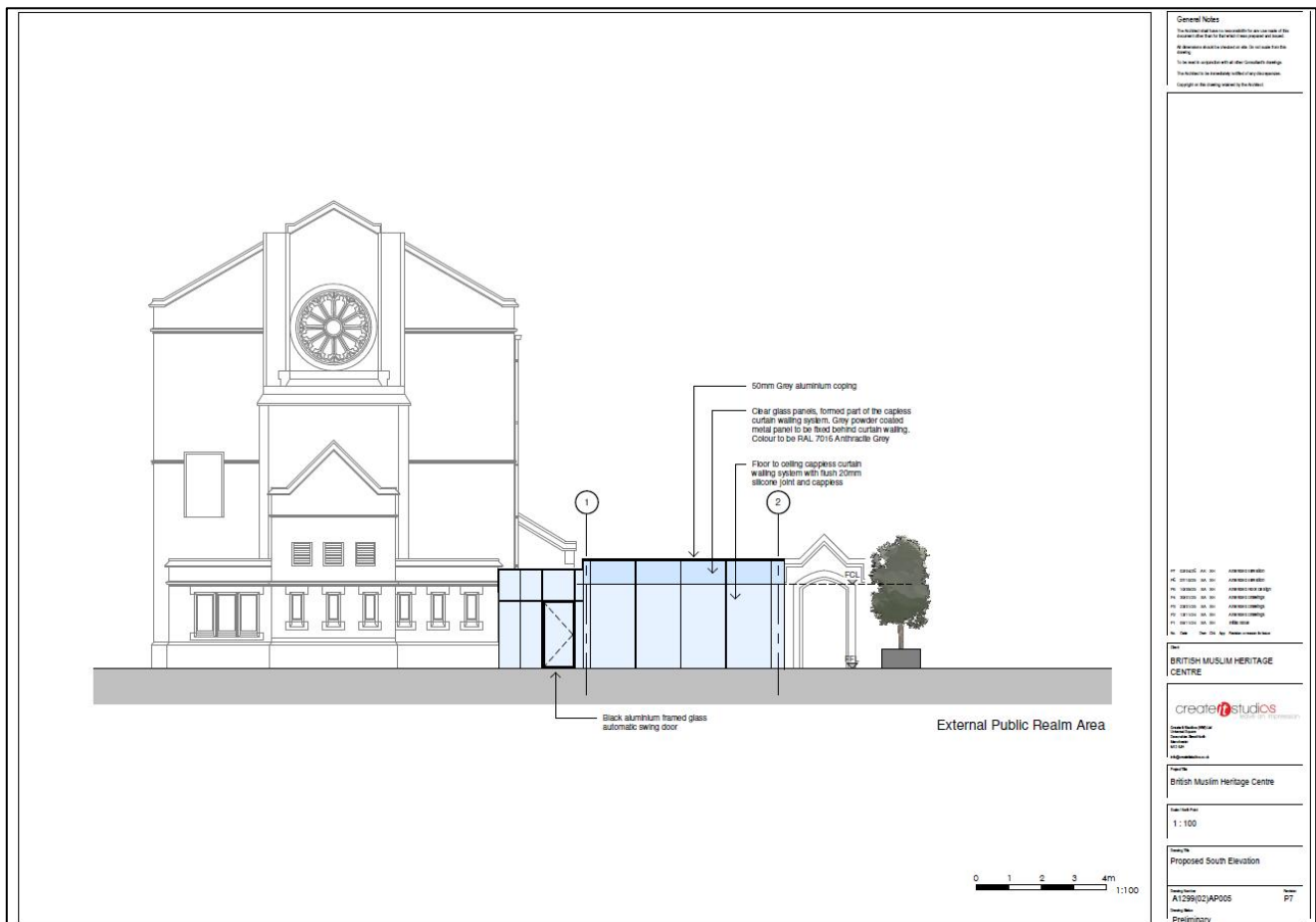
- Chapter 14 – Achieving Well-Designed Places
 - Policy DP3: Key principles for well-designed places
- Chapter 20 – Conserving and Enhancing the Historic Environment
 - Policy HE4: Securing the conservation and enhancement of heritage assets
 - Policy HE5: Assessing effects on heritage assets
 - Policy HE6: Proposals affecting designated heritage assets

Places for Everyone - is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-S1: Sustainable Development



Submitted proposed floor plan



Submitted proposed south elevation



Submitted proposed east elevation

Issues

Principle – the principle of the proposal, to erect a single storey rear extension to form an entrance reception and café area to be used in association with the existing operations of the site, is acceptable particularly given that a similar proposal was approved previously under 122421/FO/2019 and 122422/LO/2019 in 2019. Notwithstanding this, consideration must be given to the proposal's siting, scale, and massing, appearance, and impact upon visual amenity, the Grade II* listed building, other designated assets, residential amenity, waste, parking, and highways impact, amongst other matters.

Siting, scale, and massing – the proposed single-storey extension would be located to the rear of the Listed Building, within the east courtyard adjacent to the building's central wing. It would measure to approximately 22m in length and 9m in width, with a primary flat-roof height of 3.4m. The roof would step down to 3m at the southwestern corner, with glazed pitched link elements provided along the western and northern edges.

Concerns have been raised by local residents regarding the extension's scale and massing, with some expressing the view that it would be overly large and would amount to overdevelopment of the site. However, the proposal is considered to remain subservient to the Listed Building in both its proportions and overall form. It does not project any further rearwards than the existing central wing and remains single storey throughout, sitting approximately 10m below the central wing's ridgeline.

In addition, the extension would retain a substantial portion of the east courtyard and incorporate new landscaping works as part of the scheme. The proposal would not encroach

upon the extensive open grounds surrounding the Listed Building to the front, sides, or rear. The scale and massing are also broadly consistent with the extension previously approved under applications 122421/FO/2019 and 122422/LO/2019 in 2019.

Given these factors, and the earlier acceptance of similar development, the siting, scale, and massing of the proposal are considered to be acceptable.

Appearance and visual amenity – the extension would incorporate a full-height, floor-to-ceiling capless glazed curtain-wall system, featuring flush 20mm silicone joints and clear glass panels. Grey powder-coated metal panels (RAL 7016) would be installed behind the glazing to form part of the overall façade treatment. The design also includes a 50mm grey aluminium coping, black aluminium-framed glazed doors, and a grey single-ply flat roof. Glazed rooflights are proposed within the linking elements along the northern and western elevations to introduce natural light into these transitional spaces. A sliding door set is proposed on the eastern elevation, with an inward-opening swing door on the southern elevation.

Concerns have been raised by local residents regarding the appearance of the extension, with some expressing the view that it would be visually intrusive and harmful to the amenity of the area. However, the extension's location to the rear of the Listed Building, within the eastern courtyard and away from public footpaths, highways, and neighbouring residential properties, would significantly restrict sightlines from public land. As such, the development would not form a visually prominent feature within the wider locality.

Although the proposal adopts a contemporary materials palette, the extensive glazing would create a lighter-weight structure that maintains visibility and views through to the Listed Building, rather than obscuring it. The modern design approach avoids the creation of a pastiche and allows the extension to be read clearly as a later, subordinate addition. Furthermore, the proposed design and appearance are broadly consistent with the extension previously approved under applications 122421/FO/2019 and 122422/LO/2019 in 2019.

In light of these considerations, and given the prior acceptance of comparable development, the design and appearance of the proposal are considered acceptable.

Impact upon the Grade II* Listed Building and Whalley Range Conservation Area – the proposal is not considered to have an unduly harmful impact upon the character and appearance of the Whalley Range Conservation Area as it would not be prominently visible within the street scene due to its discrete siting within the confines of the application site, removed from public footpaths and highways.

The proposed works would also have a limited physical impact upon the fabric of the Grade II* Listed Building, with interventions restricted primarily to the fixing details necessary to attach the extension and the incorporation of glazed pitched links designed specifically to avoid intersecting with the existing arched window glazing on the eastern elevation of the central wing. To accommodate appropriate drainage in this area, an aluminium insulated box gutter would run adjacent to these windows in alignment with the existing stonework, with a similar glazed link and box-gutter arrangement proposed along the northern elevation.

The contemporary design approach, characterised by extensive glazing, ensures that the extension remains visually lightweight and maintains clear views of the historic building rather than obscuring its form. This modern but sensitive treatment avoids creating a pastiche and allows the new structure to be read clearly as a later, subordinate addition. The overall design, scale, and approach are also consistent with the previously approved extension under applications 122421/FO/2019 and 122422/LO/2019.

Having regard to the above considerations, the proposal is supported on heritage grounds. The works would facilitate the continued use, maintenance, and long-term stewardship of the Listed Building and have been sensitively designed with appropriate regard to the building's special architectural and historic significance, in accordance with policy EN3 of the Manchester Core Strategy, saved policy DC19 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the National Planning Policy Framework.

Moreover, it should be noted that any limited harm caused as a result of the proposed works would be outweighed by the clear heritage benefits associated with the retention, maintenance, and sustained use of the Listed Building. The proposal therefore accords with policy EN3 of the Manchester Core Strategy, saved policy DC19 of the Unitary Development Plan for the City of Manchester, policy JP-P2 of the Places for Everyone joint development plan document and the guidance within chapter 16 of the National Planning Policy Framework.

Residential amenity – the nearest residential properties (located to the east of the site) would be sited approximately 60m away from the proposed extension. Given that the proposed extension would be single storey in form, with a maximum height of 3.4m, and sited a considerable distance away from neighbouring dwellinghouses, it is not anticipated to have an unduly harmful impact upon the residential amenity of the area, in terms of overshadowing, loss of light, loss of outlook, or loss of privacy.

Landscaping – the proposal also includes a series of landscaping enhancements to the courtyard area to the east of the extension. These works comprise hard landscaping in the form of York stone paving with a granite edge to the pathways immediately surrounding the extension, alongside soft landscaping including a grassed area incorporating a tree planter in each corner and perimeter gravel. Collectively, these measures would help to soften the appearance of the extension within the wider setting of the Listed Building, improving its integration into the courtyard space whilst providing an enhanced and more functional outdoor area for the centre. A condition requiring the implementation of these landscaping improvements is recommended.

Waste management and storage – no details of a Waste Management Strategy have been submitted as part of the proposal. MCC's Environmental Health Services have therefore recommended that, in the event of an approval, a condition be attached requiring the submission of a scheme for waste storage and management associated with the development. However, no such condition was imposed on the previous approvals under applications 122421/FO/2019 and 122422/LO/2019. It would therefore be unreasonable to introduce a new requirement of this nature at this stage. The applicant will be expected to ensure that appropriate arrangements for waste storage, management, and collection are made in accordance with the operational practices of the wider site.

Parking and impact upon the highway – concerns were raised regarding the potential for the proposal to attract additional visitors, thereby increasing vehicle movements, congestion, and parking pressures within the surrounding area.

However, in their email correspondence dated to the 5th February 2025, the applicant's agent confirmed that the café is intended to serve existing visitors to the British Muslim Heritage Centre, with no anticipated increase in trip generation, traffic levels, or demand for additional parking. The existing car parking facilities to the south and east of the site will be retained and will remain unaffected by the proposal.

Furthermore, the scheme is not expected to give rise to impacts that differ materially from those assessed and accepted under the 2019 approvals (122421/FO/2019 and 122422/LO/2019).

Given this established precedent and the confirmation that parking arrangements will remain unchanged, the proposal is considered acceptable with respect to parking and highway impacts.

Café use – MCC's Environmental Health Services requested clarification on whether the application site currently contains a kitchen for food preparation or whether a new kitchen is proposed as part of the extension and café use. They indicated that, if a new kitchen were to be installed, a condition requiring appropriate control of fumes and odours would be necessary.

However, in their email correspondence dated to the 5th February 2025 the applicant's agent confirmed that the café will not include any kitchen facilities and will serve only hot drinks and pre-packaged food. As no food preparation or cooking will take place on site, the imposition of a fumes and odour control condition is not required in this instance.

Air quality and pollution - concerns have been raised regarding the potential for the proposal to negatively affect air quality in the surrounding area. However, no extraction flue is required for the café use, as no on-site food preparation or cooking will take place. The café will serve only hot drinks and pre-packaged food, and therefore no harmful emissions or pollutants are expected.

In addition, the café is intended to serve existing visitors to the British Muslim Heritage Centre. It is not expected to generate additional trips, increase traffic levels, or create any further demand for parking. As such, there is no anticipated impact on local air quality arising from increased vehicle movements.

Noise – concerns have been raised regarding the potential for the proposal to generate noise and adversely affect the amenity of neighbouring residents. However, the proposed extension would be located approximately 60m from the nearest residential properties (located to the east of the application site along Burford Road). This level of separation is considered sufficient to ensure that activities associated with the café and reception area would not occur in close proximity to these dwellings, thereby limiting the likelihood of noticeable or excessive noise transfer.

Antisocial behaviour and security – concerns have been raised regarding site security and the potential for an increase in antisocial behaviour. However, the proposed extension is not considered likely to exacerbate these issues. Existing security measures, including boundary treatments, gated access, and CCTV coverage, will remain in place and will not be affected by the proposal.

The café extension is also not expected to generate additional antisocial behaviour. As with the current situation, it remains the applicant's responsibility to monitor and manage any existing security matters on site.

Ecology and wildlife – concerns have been raised regarding the potential for the proposal to disrupt local wildlife and ecological features, including a possible decline in bats within the area. However, the scale and nature of the development, restricted to a single-storey rear extension within the eastern courtyard of the existing building, significantly limits the likelihood of ecological impact. The works are confined to an area of former hardstanding with no identifiable ecological value, and no trees, planting, or other habitats are expected to be affected.

Further to this, there is no evidence to suggest that bat roosts would be impacted. The roof space of the existing Listed Building, along with surrounding mature trees that could offer roosting opportunities, would remain unaffected by the proposals. On this basis, the development is not considered to give rise to significant ecological concerns that would warrant refusal of the application.

Construction impacts – concerns were raised regarding potential disruption during the construction phase, including issues relating to construction traffic, deliveries, vibration, noise, and general congestion. Whilst such impacts are acknowledged, they are considered temporary and short-lived and therefore do not constitute material planning grounds for refusing permission. Any matters relating to construction-related noise or pollution would be addressed under separate legislation, such as the Environmental Protection Act.

MCC's Highways Service requested that a Construction Management Plan be secured by condition. However, given the limited scale and nature of the proposed works, such a requirement is considered disproportionate and unduly onerous, particularly noting that no such condition was deemed necessary under the previous 2019 approvals (122421/FO/2019 and 122422/LO/2019). For these reasons, a Construction Management Plan condition has not been attached.

Hours of use – concerns have been raised regarding the absence of information about the proposed café's opening hours, as this detail was not provided on the submitted application form. This matter was subsequently clarified with the agent, who confirmed in email correspondence dated to the 31st March 2026 that the applicant intends for both the café and reception area to operate between 9am and 10pm, seven days a week. These hours would enable the centre to support the range of activities and events that take place on-site throughout the day and evening. It is therefore understood that the proposed hours of use would broadly reflect the centre's existing operational patterns.

No condition restricting hours of use was attached to the earlier approved schemes under applications 122421/FO/2019 and 122422/LO/2019. As such, it would be unreasonable to impose an hours-of-use condition on the current applications.

Impact upon local infrastructure – concerns have been raised regarding the proposal's potential impact on local infrastructure, including the capacity of healthcare and education facilities, as well as the adequacy of water and gas supplies. These concerns relate to the possibility of the development placing additional strain on existing services.

However, the proposal comprises only a single-storey rear extension with associated landscaping works. It does not include any residential accommodation or intensification of use that would generate additional demand for community facilities or utilities. The scale of the development is modest and can be readily accommodated within the generous grounds of the site. Given its limited nature and functional purpose, the proposal is not considered to give rise to unduly harmful impacts on local infrastructure.

Site management – concerns have been raised regarding the adequacy of the current management of the site, with reports that existing events and activities have resulted in noise and light disturbance, antisocial behaviour, and traffic and parking issues.

However, these matters relate to the ongoing operation of the site rather than to the specific development proposed within this application. As such, they do not form material considerations that would justify refusal of the current proposal. Any existing disputes or management issues between the centre and local residents are civil in nature and fall outside the scope of this planning assessment. They therefore do not represent planning harm arising from the proposed development itself.

Retrospective application – concerns have been raised regarding the retrospective nature of the proposal, as some works have already taken place on site. However, the fact that an application is retrospective does not, in itself, constitute grounds for refusal. The proposal has been assessed against relevant Council policies in the same manner as any other application.

Negotiations have been undertaken with the applicant, resulting in a revised scheme that reduces the impact on the Grade II* Listed Building compared with the works initially carried out. The applicant will be required to rectify and regularise the unauthorised works, ensuring that the development is brought into full compliance with the approved plans and any conditions attached to the permission.

Other matters – a number of the objections received refer to concerns regarding the introduction of housing or residential accommodation, potential overdevelopment of the site, disproportionate expansion, and an alleged change to the purpose of the centre. These concerns appear to stem from broader anxieties relating to the wider master-planning of the site, which indicates a more extensive scale of development than that proposed under the current application. It is important to note that the present submission relates solely to the specific works described and does not seek to introduce residential use or the larger-scale development referenced in the objections.

Conclusion – given the above issues, it is considered that the proposal is acceptable in terms of its principle, impact upon the visual and residential amenity of the area, designated assets and their setting, amongst other issues, as it broadly complies with saved policies DC19 and DC26 of the Unitary Development Plan for the City of Manchester policies DM1 , EN1, EN3, EN19, and SP1 of the Manchester Core Strategy, chapters 12 and 16 of the National Planning Policy Framework (2024), and policies JP-P1, JP-P2, and JP-S1 of Places for Everyone.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) 3-year time limit:

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) Specified plans:

The development hereby approved shall be carried out in accordance with the following drawings and documents:

'Proposed Floor Plan', numbered 'A1299(02)AP002 REV P5', received by the City Council as Local Planning Authority on the 16th September 2025.

'Proposed Roof Plan', numbered 'A1299(02)AP003 REV P5', received by the City Council as Local Planning Authority on the 16th September 2025.

'Proposed Section & Detail', numbered 'A1299(02)AP007 REV P4', received by the City Council as Local Planning Authority on the 16th September 2025.

'Proposed Section & Detail', numbered 'A1299(02)AP008 REV P3', received by the City Council as Local Planning Authority on the 16th September 2025.

'Proposed East Elevation', numbered 'A1299(02)AP004 REV P7', received by the City Council as Local Planning Authority on the 2nd April 2026.

'Proposed Section & Detail', numbered 'A1299(02)AP009 REV P2', received by the City Council as Local Planning Authority on the 2nd April 2026.

'Proposed South Elevation', numbered 'A1299(02)AP005 REV P7', received by the City Council as Local Planning Authority on the 2nd April 2026.

'3D Views – East Side', numbered 'A1299(02)AP012 REV P2', received by the City Council as Local Planning Authority on the 2nd April 2026.

'3D Views – South Side', numbered 'A1299(02)AP011 REV P2', received by the City Council as Local Planning Authority on the 2nd April 2026.

'BMHC Material Schedule: A1038-Z100-A-05', received by the City Council as Local Planning Authority on the 2nd April 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Materials:

The materials used in the external surfaces of the development hereby approved shall be those as specified on approved drawings and documents listed below:

'Proposed Floor Plan', numbered 'A1299(02)AP002 REV P5', received by the City Council as Local Planning Authority on the 16th September 2025.

'Proposed Roof Plan', numbered 'A1299(02)AP003 REV P5', received by the City Council as Local Planning Authority on the 16th September 2025.

'Proposed Section & Detail', numbered 'A1299(02)AP007 REV P4', received by the City Council as Local Planning Authority on the 16th September 2025.

'Proposed Section & Detail', numbered 'A1299(02)AP008 REV P3', received by the City Council as Local Planning Authority on the 16th September 2025.

'Proposed East Elevation', numbered 'A1299(02)AP004 REV P7', received by the City Council as Local Planning Authority on the 2nd April 2026.

'Proposed Section & Detail', numbered 'A1299(02)AP009 REV P2', received by the City Council as Local Planning Authority on the 2nd April 2026.

'Proposed South Elevation', numbered 'A1299(02)AP005 REV P7', received by the City Council as Local Planning Authority on the 2nd April 2026.

'3D Views – East Side', numbered 'A1299(02)AP012 REV P2', received by the City Council as Local Planning Authority on the 2nd April 2026.

'3D Views – South Side', numbered 'A1299(02)AP011 REV P2', received by the City Council as Local Planning Authority on the 2nd April 2026.

'BMHC Material Schedule: A1038-Z100-A-05', received by the City Council as Local Planning Authority on the 2nd April 2026.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) Landscaping:

The landscaping works shown on the approved drawings and documents titled 'Proposed Floor Plan', numbered 'A1299(02)AP002 REV P5', received by the City Council as Local Planning Authority on the 16th September 2025, 'Proposed Roof Plan', numbered 'A1299(02)AP003 REV P5', received by the City Council as Local Planning Authority on the 16th September 2025, and 'BMHC Material Schedule: A1038-Z100-A-05', received by the City Council as Local Planning Authority on the 2nd April 2026, shall be implemented as part of the development and be in place prior to the first use of the development hereby approved.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

Informatives:

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

2) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

3) The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Heritage & Urban Design
Historic England (North West)
Whalley Range Conservation Area Group
Whalley Range Forum

Second Floor Flat, 117 Clarendon Road, Manchester, M16 8JD
119 Clarendon Road, Manchester, M16 8JD
Flat 1, 2 Palmerston Avenue, Manchester, M16 8JR
Flat 2, 1 Bedford Avenue, Manchester, M16 8JS
55 Burford Road, Manchester, M16 8EW
93 Clarendon Road, Manchester, M16 8JE
Flat 4, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
33 College Drive, Manchester, M16 0AD
27 College Drive, Manchester, M16 0AD
Flat 3, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 50, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 29, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 41, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 60, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
The Mylahore Marquee, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 20, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 5, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 27, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
102 College Road, Manchester, M16 8BN
96 College Road, Manchester, M16 8BN
3 Beech Hurst Close, Manchester, M16 8EP
10 Beech Hurst Close, Manchester, M16 8EP
8 Beech Hurst Close, Manchester, M16 8EP
78 Clarendon Road, Manchester, M16 8LA
49 College Drive, Manchester, M16 0AD
Flat 1, 82 Clarendon Road, Manchester, M16 8LA
84 Clarendon Road, Manchester, M16 8LA
139 Clarendon Road, Manchester, M16 8LE
Flat 11, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
91 Clarendon Road, Manchester, M16 8JE
2 Bedford Avenue, Manchester, M16 8JS
76A Clarendon Road, Manchester, M16 8LD
87 Clarendon Road, Manchester, M16 8JE
89 Clarendon Road, Manchester, M16 8JE
41 College Drive, Manchester, M16 0AD
29 College Drive, Manchester, M16 0AD
Flat 5, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 2, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 17, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 25, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 5, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 23, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 30, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 56, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 40, British Muslim Heritage Centre, College Road, Manchester, M16 8BP

4 Beech Hurst Close, Manchester, M16 8EP
Flat 6, 82 Clarendon Road, Manchester, M16 8LA
43 College Drive, Manchester, M16 0AD
Gnd Flr Front, 149 Clarendon Road, Manchester, M16 8LE
133 Clarendon Road, Manchester, M16 8JD
First Floor Flat, 117 Clarendon Road, Manchester, M16 8JD
Ground Floor, 117 Clarendon Road, Manchester, M16 8JD
1 Blenheim Avenue, Manchester, M16 8JT
1 Bedford Avenue, Manchester, M16 8JS
Flat 6, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 32, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 36, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 34, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 26, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 52, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
100 College Road, Manchester, M16 8BN
Flat 5, 102 College Road, Manchester, M16 8BN
Flat 6, 106 College Road, Manchester, M16 8BN
17 Beech Hurst Close, Manchester, M16 8EP
60B Wood Road, Whalley Range, Manchester, M16 8BL
Flat 2, 82 Clarendon Road, Manchester, M16 8LA
Flat 5, 82 Clarendon Road, Manchester, M16 8LA
149 Clarendon Road, Manchester, M16 8LE
151 Clarendon Road, Manchester, M16 8LE
143 Clarendon Road, Manchester, M16 8LE
111 - 113 Clarendon Road, Manchester, M16 8JD
2 Blenheim Avenue, Manchester, M16 8JT
Flat 1, 119 Clarendon Road, Manchester, M16 8JD
Flat 6, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
83 Clarendon Road, Manchester, M16 8JE
Flat 4, 1 Bedford Avenue, Manchester, M16 8JS
5 Burford Walk, Manchester, M16 8EN
85 Clarendon Road, Manchester, M16 8JE
39 College Drive, Manchester, M16 0AD
35 College Drive, Manchester, M16 0AD
99 College Road, Manchester, M16 0AB
25 College Drive, Manchester, M16 0AD
Flat 42, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 4, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 19, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 47, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 37, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 28, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 35, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 4, 102 College Road, Manchester, M16 8BN
Flat 4, 106 College Road, Manchester, M16 8BN
Flat 1, 106 College Road, Manchester, M16 8BN
18 Beech Hurst Close, Manchester, M16 8EP
2 Beech Hurst Close, Manchester, M16 8EP
12 Beech Hurst Close, Manchester, M16 8EP
78A Clarendon Road, Manchester, M16 8LA
Flat 3, 82 Clarendon Road, Manchester, M16 8LA
141 Clarendon Road, Manchester, M16 8LE
145 Clarendon Road, Manchester, M16 8LE

147 Clarendon Road, Manchester, M16 8LE
131 Clarendon Road, Manchester, M16 8JD
111 Clarendon Road, Manchester, M16 8JD
Flat 21, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 2, 2 Palmerston Avenue, Manchester, M16 8JR
22 Burford Road, Manchester, M16 8EL
1 Burford Walk, Manchester, M16 8EN
Flat 3, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 10, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 8, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 9, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
31 College Drive, Manchester, M16 0AD
Flat 1, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 46, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 15, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 43, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 53, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 58, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 8, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 59, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 49, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Second Floor Caretakers Flat, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
15 Beech Hurst Close, Manchester, M16 8EP
Flat 2, 80 Clarendon Road, Manchester, M16 8LA
95 Clarendon Road, Manchester, M16 8JE
Flat 3, 1 Bedford Avenue, Manchester, M16 8JS
26 Burford Road, Manchester, M16 8EL
Flat 7, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 10, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 51, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 24, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 3, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 54, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 45, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 57, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 1, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 18, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 55, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
98 College Road, Manchester, M16 8BN
16 Beech Hurst Close, Manchester, M16 8EP
Flat 1, 80 Clarendon Road, Manchester, M16 8LA
Flat 4, 82 Clarendon Road, Manchester, M16 8LA
137 Clarendon Road, Manchester, M16 8JD
Flat 1, 115 Clarendon Road, Manchester, M16 8JD
117A Clarendon Road, Manchester, M16 8JD
1 Churchill Avenue, Manchester, M16 8JU
Flat 14, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
53 Burford Road, Manchester, M16 8EW
Flat 39, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 22, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
97 Clarendon Road, Manchester, M16 8JE
24 Burford Road, Manchester, M16 8EL
76B Clarendon Road, Manchester, M16 8LD

Flat 2, 60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 1, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 31, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 12, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 9, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 3, 102 College Road, Manchester, M16 8BN
Flat 2, 102 College Road, Manchester, M16 8BN
Flat 6, 102 College Road, Manchester, M16 8BN
Flat 7, 102 College Road, Manchester, M16 8BN
104 College Road, Manchester, M16 8BN
Flat 5, 106 College Road, Manchester, M16 8BN
Flat 2, 106 College Road, Manchester, M16 8BN
6 Beech Hurst Close, Manchester, M16 8EP
13 Beech Hurst Close, Manchester, M16 8EP
11 Beech Hurst Close, Manchester, M16 8EP
9 Beech Hurst Close, Manchester, M16 8EP
47 College Drive, Manchester, M16 0AD
57 College Drive, Manchester, M16 0AD
Flat 3, 80 Clarendon Road, Manchester, M16 8LA
129 Clarendon Road, Manchester, M16 8JD
113 Clarendon Road, Manchester, M16 8JD
Flat 2, 119 Clarendon Road, Manchester, M16 8JD
Flat 44, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
51 Burford Road, Manchester, M16 8EW
3 Burford Walk, Manchester, M16 8EN
Flat 6, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
Flat 2, Cambrian House, 60 Wood Road, Whalley Range, Manchester, M16 8BL
97 College Road, Manchester, M16 0AB
37 College Drive, Manchester, M16 0AD
60A Wood Road, Whalley Range, Manchester, M16 8BL
Flat 38, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 16, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 13, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 4, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 33, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 7, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
14 Beech Hurst Close, Manchester, M16 8EP
Ground Floor Caretakers Flat, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 48, British Muslim Heritage Centre, College Road, Manchester, M16 8BP
Flat 1, 102 College Road, Manchester, M16 8BN
Flat 3, 106 College Road, Manchester, M16 8BN
5 Beech Hurst Close, Manchester, M16 8EP
7 Beech Hurst Close, Manchester, M16 8EP
86 Clarendon Road, Manchester, M16 8LA
45 College Drive, Manchester, M16 0AD
51 College Drive, Manchester, M16 0AD
53 College Drive, Manchester, M16 0AD
55 College Drive, Manchester, M16 0AD
135 Clarendon Road, Manchester, M16 8JD
Flat 2, 115 Clarendon Road, Manchester, M16 8JD

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Whalley Range Conservation Area 1992

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: SOUTH AREA