

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

British Muslim Heritage Centre
College Road
Manchester
M16 8BP

Agent (if used)

Mr Saghir Hussain
Create It Studio Architects
3 Stevenson Square
Manchester
M1 1DN

Part 1 – Particulars of the application/development

Proposal: Extension of time for further three years for a temporary marquee.

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

Date of application: 10 September 2025

Application number: 143445/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant on seeking solutions to problems arising in relation to dealing with the application, particularly in relation to the impact on residential amenity, and the application has been determined in accordance with the policies within the Development Plan.

Condition(s) attached to this decision

1) The marquee for use as ancillary events and function space is hereby granted for a limited period only; the use shall cease and the marquee shall be removed on or before 12 August 2027.

Before 12 May 2027, a scheme for the restoration of the land shall be submitted and for approval approved in writing by the local planning authority; that scheme shall be implemented within 3 months following its approval or the expiration of this permission, whichever is the later.

Reason - The proposal is of a temporary nature and in the interests of visual and residential amenity and to safeguard the setting of the Grade II* Listed Building in

accordance with Policies SP1, DM1 and EN3 of the Manchester Core Strategy (2012) and Saved Policies DC18.1 and 19.1 of the Unitary Development Plan.

- 2) The marquee shall not be used outside the following hours:
- 9.00 am to 10.30 pm seven days a week.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 3) Within seven days of the date of this permission, details of all upcoming events shall be submitted in writing to the Local Planning Authority for the next three-month period, and prior to each subsequent three-month period details of all planned events shall be submitted in writing to the Local planning Authority. Any new events (only to be agreed in exceptional circumstances) that fall within the upcoming time period which have not been notified to the Local Planning Authority shall be submitted in writing to the Local Planning Authority as soon as the event is booked.

Reason - In the interests of residential amenity and in order to allow the Local Planning Authority to monitor planned events, pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

- 4) a) The Marquee and associated equipment (including amplified sound equipment), shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council within 28 days of the date of this permission. The scheme shall be implemented in full within a further 28 day period

In the event of non-compliance with this requirement, no events shall be permitted to take place in the Marquee, until those details have been submitted to and subsequently agreed in writing with the Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location., and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

- b) Within fourteen days of completion of the acoustic insulation works, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation scheme.

In the event of non-compliance with this requirement, no events shall be permitted to take place in the Marquee, until those details have been submitted to and subsequently agreed in writing with the Local Planning Authority.

- c) In the event of any non-conformity with the approved noise insulation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has

been achieved and agreed in writing by the Local Planning Authority, prior to any further events taking place within the Marquee.

Reason - To safeguard the amenities of the occupiers of the occupiers of nearby properties, pursuant to policy DM1 of the Manchester Core Strategy (2012).

5) Within 28 days of the date of this permission hereby granted, consent a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times until the use has ceased and the marquee has been removed on or before 12 August 2027.

Reason - To assist promoting the use of sustainable forms of travel to the temporary marquee, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

6) Within 14 days of the date of this permission an events management and car parking strategy, shall be submitted for approval in writing by the Local Planning Authority.

The strategy document shall include details of the following :

- Measures to prevent idling and revving of engines of vehicles within the site
- Details of any cameras/parking enforcement/signage/contract with operator
- Verification of training for security staff shall be submitted to and approved in writing by the local planning authority
- Hours of deployment of security Staff and responsibility
- The approved events management strategy shall be implemented within 7 working days following written approval by the Local Planning Authority and shall remain whilst the use or development is in operation.
- Details of internal management of car parking and management of vehicles, including the route through the application site and measures to ensure that the entrance and exit are kept open during events
- Car parking marshals and details of which streets shall be part of the marshalling strategy
- The approved events management strategy shall be implemented within 7 days following written approval by the Local Planning Authority and shall remain in operation until the use has ceased and the marquee has been removed on or before 12 August 2027.

Reason - To ensure a satisfactory development and in the interests of amenity and traffic safety pursuant to policies SP1, T1 EN3 and DM1 of the Manchester Core Strategy (2012) and saved Policy DC18.1 of the Unitary Development Plan for the City of Manchester.

7) Within 28 days of the date of this permission details of a Monitoring and Liaison Committee shall be submitted for approval in writing by the Local Planning Authority. The submitted information should include the following:

- Strategy for membership and responsibilities, including frequency of committee meetings and their remit;
- Details of reporting mechanism to Local Planning Authority;
- Strategy for liaison with neighbouring residents;
- Complaint resolution strategy, including details of a contact telephone numbers and/or email addresses that can be used by residents to report issues in relation to noise and disturbance, as and when they occur.

The approved Liaison Committee shall be instituted within 7 days following written approval by the Local Planning Authority and shall remain in operation until the use has ceased and the marquee has been removed on or before 12 August 2027.

In the event of non-compliance with this requirement, no events shall be permitted to take place in the Marquee, until those details have been submitted to and subsequently agreed in writing with the Local Planning Authority.

Reason - In the interests of residential amenity , pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012).

8) Within 7 days of the date of this permission a dedicated phone number shall be provided for the use by local residents to report any issues in relation to noise and disturbance caused by use of the marquee. Details of how the phone number shall be made available to neighbouring residents, and a mechanism for responding to issues raised shall also be agree in writing as part of the information, shall also be submitted and agreed in writing with the Local Planning Authority within 7 days of the date of this permission. The phone number shall be made available at all times whilst the marquee is in use.

Reason - To safeguard the amenities of the occupiers of the occupiers of nearby properties, pursuant to policy DM1 of the Manchester Core Strategy (2012).

9) Within 7 days of the date of this permission a scheme to control all external and internal lighting associated with use of the marquee shall be agreed in writing with the Local Planning Authority and the times shall be kept in use at all times when the Marquee is in use.

In the event of non-compliance with this requirement, no events shall be permitted to take place in the Marquee, until those details have been submitted to and subsequently agreed in writing with the Local Planning Authority.

Reason - To safeguard the amenities of the occupiers of the occupiers of nearby properties, pursuant to policy DM1 of the Manchester Core Strategy (2012).

10) Any event taking place at the marquee shall have a maximum of 550 attendees. A register of attendance at the events in the marquee, (which shall provide information on numbers attending each event), shall be submitted to the City Council as Local Planning Authority, at 6 monthly intervals from the date of the permission hereby granted.

Reason- To enable the use and activity to be monitored and to assess the impact on the residential amenity of the area, pursuant to policy DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 12 February 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.