

Comments for Planning Application 143445/FO/2025

Application Summary

Application Number: 143445/FO/2025

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

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

Case Officer: Sue Wills

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The marquee supports the work of the BMHC

Community Need

1. - The marquee is actively used for community gatherings, education sessions, cultural activities, health events, youth programmes, and interfaith engagement, demonstrating ongoing high demand.

- Little alternative indoor space of similar size is available locally, meaning its removal would create an immediate gap in community provision.

2. Proven Track Record of Safe and Responsible Use

- Over 10+ years, the structure has been well-managed, safe, compliant, and has not generated significant complaints about noise, nuisance, or anti-social behaviour.

- Long-term use without negative impact is strong evidence that the marquee is compatible with the local environment.

3. Low Visual and Environmental Impact

- The marquee is low-rise, lightweight, and visually recessive, especially compared to permanent building extensions.

- Careful siting has minimised any visual intrusion.

- The environmental footprint is far smaller than constructing a new permanent building.

4. Essential for Cultural, Religious and Social Inclusion

- The Muslim Heritage Centre serves groups who are often underrepresented in mainstream service access.
- Removing the marquee would disproportionately affect ethnic minority communities by reducing space for events, faith-based activities, cultural programmes, and community support services.
- Public-sector equality duties can be cited: rejecting the marquee may undermine efforts to promote cohesion and equal access.

5. Supports Wider Public Services

BMHC has regularly hosted:

- Educational programmes
- Local authority partnership events
- Interfaith work
- Civic engagement activities
- Removal would reduce the ability of multiple organisations (council, NHS, voluntary sector) to deliver services in this area.

6. Temporary Structure = Flexible, Easily Removed, Non-Permanent

Even if used long-term, a marquee:

- Does not alter the permanent built environment
- Can be removed rapidly if required
- Avoids the intrusive nature of brick-and-mortar expansions
- Offers a cost-effective interim solution to meet community needs while long-term planning continues

This makes it fully aligned with planning policy for non-permanent, reversible structures.

7. Cost-Effective and Charitable Resource

- The Muslim Heritage Centre operates in the charitable/voluntary sector.
- The marquee provides high community value at low cost, especially compared with building a new facility.
- Removing it may force the organisation to divert scarce funds away from community work toward

building projects.

8. The "Temporary" Designation Should Not Penalise Its Success

- Many temporary permissions are extended when the structure proves beneficial and non-problematic.
- The longevity of the marquee demonstrates ongoing purpose, not failure to comply.
- The council can grant a renewed temporary permission if permanence is the concern, rather than remove valued community infrastructure.

9. A Balanced, Proportionate Decision Is Required

Weighing:

- community benefit

vs.

- environmental or amenity impact

Since the impact is minimal and the benefit is high, supporting the marquee is a proportionate and reasonable outcome.