

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

Mr Hasan Ahmed
Darus Salam Mosque & Islamic Centre
41 - 47 Slade Lane
Manchester
M13 0QJ

Agent (if used)

Mr Mohammed Afaq
1618 Architects
761 Wilmslow Road
Manchester
M20 6RN

Part 1 – Particulars of the application/development

Proposal: Erection of single storey front and two storey side extension and part single, part two storey rear extension to provide additional classroom space, the addition of a minaret, conversion and extension of the loft space accommodation, landscaping to the forecourt, and provision of bicycle storage and a bin store with side access.

Location: Darus Salam Mosque & Islamic Centre, 41 - 47 Slade Lane, Manchester, M13 0QJ

Date of application: 5 March 2025

Application number: 141603/FO/2024

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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable following the submission of revised drawings.

Condition(s) attached to this decision

1) 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) The development hereby approved shall be carried out in accordance with the following drawings and documents stamped as received by the City Council as local

planning authority on: 5 March 2024, 26 November 2024, 22 October 2025 and 8 December 2025:

Planning application forms

Existing site location plan Ref: E106

Proposed ground floor Ref: P101 Rev H

Proposed first floor Ref: P102 Rev I

Proposed second floor Ref: P103 Rev G

Proposed basement floor plan Ref: P105 Rev D

Proposed North and West elevation Ref: P106 Rev G

Proposed East and South elevation Ref: P107 Rev G

Proposed site plan Ref: P108 Rev H

Darus Salam Mosque & Islamic Centre 41-47 Slade Lane Longsight Manchester Design & Access Statement Rev B April 2025 Issue by 1618 Architects (as amended by the approved drawings).

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

3) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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

4) Upon implementation of the development, the property at 41 - 47 Slade Lane shall only be used for Class F1 (Learning and non -residential institution) purposes, including as a place of worship, without sub-division or otherwise separate occupation.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

5) a) Prior to the occupation of the development hereby approved, either a scheme that demonstrates that any required external plant and equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the equipment s to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first operation of the equipment, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the local planning authority to validate that the equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and

verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the equipment can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy, saved policy DC26 of the Unitary Development Plan and policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.

6) Before its installation, any equipment relating to the extraction of fumes and vapours required in support of the development shall be related to a scheme to be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to the operation of the equipment and maintained in situ thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester, policies JP-P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.

7) There shall be no external transmission of music or operation and / or use of loudspeakers, bells, tannoys, public address systems or any other form of amplified external sound equipment in association with the authorised Class F1 use, including the operation of such equipment as part of religious observance.

Reason - In the interests of the amenity of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policy DC26 of the Saved Unitary Development Plan for the City of Manchester and guidance contained within the National Planning Policy Framework.

8) The development shall be implemented in accordance with document referenced Proposed Extension - 41-47 Slade Lane, Longsight, Manchester Transport Statement Darus Salam Mosque Ref: 240347 dated February 2025 by SCP received by the City Council as local planning authority on 21 February 2025.

Reason - In the interests of residential amenity and highway safety, pursuant to policies SP1, T1, T2 and DM1 of the Core strategy for the City of Manchester.

9) Before the occupation of the development, a traffic and events management plan shall be submitted to and approved by the City Council as local planning authority and shall include details of:

- i. Event management and supervision;
- ii. Crowd management;
- iii. Recommended attendee travel routes.

The approved details shall be implemented upon occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and highway safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

10) Before the occupation of the development, 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.

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) above 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.

Reason - To assist promoting the use of sustainable forms of travel to the Class F1 premises, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester, the Guide to Development in Manchester SPD (2007) and guidance contained within the National Planning Policy Framework.

11) Upon occupation of the development, the arrangement for the provision of Sheffield style cycle hoops (with a capacity for 12 cycles) shall be implemented in accordance with details of document referenced Darus Salam Mosque & Islamic Centre 41-47 Slade Lane Longsight Manchester Design & Access Statement Rev B April 2025 Issue (2.4 Proposed bin and bike store) by 1618 Architects as amended by drawings Ref: Proposed site plan Ref: P108 Rev H. The implemented measures shall be maintained in situ thereafter.

Reason - To assist promoting the use of sustainable forms of travel to the Class F1 premises, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester, the Guide to Development in Manchester SPD (2007) and guidance contained within the National Planning Policy Framework.

12) Before the occupation of the development, a comprehensive scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to arrangements for the storage (including segregated waste recycling) and disposal of refuse. The scheme shall include elevational details of bin capacities, related storage structures in support of the authorised development. The approved scheme shall be implemented upon occupation of the development and maintained in situ thereafter.

Reason - To ensure that the development is supported with satisfactory arrangements of the storage and collection of segregated waste, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

13) Before the commencement of development, a demolition/construction management plan outlining working practices shall be submitted to and approved in writing by the City

Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- i. Measures to control noise and vibration;
- ii. Dust suppression measures;
- iii. Compound locations where relevant;
- iv. Details of an emergency contact telephone number;
- v. A community consultation plan; and
- vi. Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy for the City of Manchester.

14) Before the occupation of the development, a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall include details of planter containers and surfacing materials shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any shrub or its replacement is removed, uprooted, destroyed or dies, another shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for the City of Manchester.

15) Before occupation of the development, the windows in the first floor windows in the northern elevation relating to the kitchen and the eastern elevation relating to a store room, classrooms and ladies prayer hall shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Guidance for developer can be accessed via:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Noise attenuation - 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

It is recommended that new external fitting, including shutters, windows and doors, should be certified to Secured by Design standards.

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester.

It is recommended that the applicant designs and constructs drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 and EN17 of the Core Strategy for the City of Manchester.

Date: 10 December 2025

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.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Standing Advice valid from 1st January 2025 until 31st December 2026