MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Refusal of Planning Permission

Applicant

Mr Collins Akor
25-27 Mirage House St Chad's Street
Manchester
M8 8QA

Agent (if used)

Mr Ranga Kalupahana
RDK Civil Engineering Limited
30 Chiltern Road
Sutton
SM2 5RD

Part 1 – Particulars of the application/development

Proposal: Change of Use of Existing Warehouse Building from B2 (General Industrial) To F1(F) (Public Worship or Religious Instruction)

Location: Mirage House, 25 - 27 St Chad's Street, Manchester, M8 8QA

Date of application: 1 October 2025

Application number: 143556/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Refused** in accordance with the application and plans submitted for the reason(s) listed below.

Article 35 Declaration

Officers have communicated their concerns about this proposal to the applicant during the course of the planning application, but these concerns have not been overcome. The proposal is considered to be contrary to the development plan and therefore refused in a timely manner.

Reason(s) for decision

1) It has not been satisfactorily demonstrated that the proposed use, together with the associated level of parking demand and vehicular activity, would avoid exacerbating existing on-street parking pressures and highway safety issues within the locality. Such impacts would compromise the efficient operation of the local highway network. The proposal is therefore contrary to saved Policy CC10 of the Manchester Unitary Development Plan (1995) and Policies DM1 and T2 of the Manchester Core Strategy (2012).

2) The proposed development would result in the loss of employment floorspace, contrary to saved Policy CC10 of the Manchester Unitary Development Plan (1995),

Policies DM1, EC1, EC2 and EC4 of the Manchester Core Strategy (2012), Policies JP-J2 and JP-J4 of the Places for Everyone Joint Development Plan (2024), the Strangeways and Cambridge Strategic Regeneration Framework (2025), and the National Planning Policy Framework. These policies seek to safeguard this area for employment-generating uses associated with the Strangeways Employment Area, which is characterised by industrial, wholesale and warehouse operations. A place of worship is incompatible with these objectives and would undermine the strategic aim to maintain and enhance economic activity within the locality.

Date: 26 November 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 their 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.