
Fw: Speed bumps at BMHC

From Jennifer Connor [REDACTED]
Date Mon 6.10.25 9:43 AM
To Sue Wills [REDACTED]

FYI

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA
[REDACTED]
[REDACTED]

Equality Ambassador for Planning

From: [REDACTED]
Sent: 03 October 2025 5:04 PM
To: [REDACTED] Jennifer Connor
[REDACTED]
Subject: Speed bumps at BMHC

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3/10/25

Yet another large lorry carrying a skip not driving at 5 mph on access road at BMHC. Lorry going so fast over speed bumps that vibrations felt not just inside my house but outside too!
When will they remove these speed bumps as they serve no purpose as the very vehicles that need to drive slowly just accelerate over them!

Thank you
[REDACTED]

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Fw: Marquee 19/9/25

From Jennifer Connor [REDACTED]

Date Mon 22.9.25 3:44 PM

To Des Jones [REDACTED]

Cc Sue Wills [REDACTED]

 2 attachments (6 MB)

IMG_0531.jpeg; IMG_0532.jpeg;

For information, this is one of three emails sent on Friday night.

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA
[REDACTED]
[REDACTED]

Equality Ambassador for Planning

From: [REDACTED]

Sent: 19 September 2025 11:21 PM

To: [REDACTED] Jennifer Connor
[REDACTED] [REDACTED] [REDACTED]

Subject: Marquee 19/9/25

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11.20pm cars STILL leaving event. So much for following the times set by council!!!
[REDACTED]

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objection to planning application 143446/LO/2025

From [REDACTED]

Date Wed 8.10.25 10:21 PM

To Sue Wills [REDACTED]

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To whom it may concern,

I am a neighbour of the BMHC who is concerned about the above application 143446/LO/2025 listed building consent for an extension of time for further three years for a temporary marquee. This is due to the anti-social behaviour the running of the marquee has created, with little safeguards to protect residents from noise, air pollution and smoke flares not followed. Smoke flares have been set off by wedding guests, filling our garden and home with toxic smoke. At such close proximity we have had to rush into our house with a small child and close windows as the fumes are toxic and make the whole house smell. Security onsite does not intervene when guests do this. Therefore, the owners of the marquee have made no attempt to stop this and shield residents from such anti-social behaviour. I feel allowing marquee to remain, sets a precedence that the health of locals does not matter.

Noise from marquee p.a. at night time events and cars late at night have been a disruption for residents like myself.

if I need to submit my comments to another email or online instead, please let me know

Yours faithfully,

[REDACTED]

Application Ref: 143446/LO/2025 - British Muslim Heritage Centre, College Road, Whalley Range, Manchester, M16 8BP

From [REDACTED]

Date Thu 9.10.25 12:21 PM

To Sue Wills [REDACTED]

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FAO: Sue Wills

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

Application Ref: 143446/LO/2025

Proposal: Listed Building Consent for an extension of time for further three years for a temporary marquee

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent.

While there is no objection to the principle of a temporary structure, the current structure has now been in place since the original approval in 2013 and been renewed 3 times since then. Another extension would mean the structure will be in place for 15 years, which is not the intention of provisions in the planning system for temporary buildings, particularly when they relate to a listed building.

This is within the grounds of a grade II* heritage asset, meaning that it is of more than special national importance and the structures that affect its setting and significance need to be carefully considered. There is ample space within the grounds for a new, permanent building that is carefully designed and located to both enhance the facilities at the centre and respect the heritage qualities of the building. HB&P urge council to ensure work to a permanent structure is moved forward as a condition of any additional approval.

HB&P would be happy to provide advice to the applicant during the design and pre-app phase.

Policy: Chapter 16 of the NPPF (2024), particularly paragraph 212, states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Regards

[REDACTED]

Case Work



www.hbap.org.uk



The Courtyard
37 Spital Square
London E1 6DY

Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.

Fw: 141555/FO/2024 + 143445_FO_2025

From Planning [REDACTED]

Date Mon 20.10.25 2:18 PM

To [REDACTED] Sue Wills [REDACTED]

Hi [REDACTED] & Sue,

Please see resident objections to both 141555/FO/2024 (Holly) and 143445/FO/2025 (Sue).

Kind regards,

[REDACTED]

Information, Delivery & Support Team

Planning, Building Control & Licensing

Growth & Development Directorate

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

Location address: Level 6 Town Hall Extension, Manchester M2 5DB

Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: [REDACTED]

Sent: 17 October 2025 09:42

To: Planning [REDACTED]

Subject: 141555/FO/2024 + 143445_FO_2025

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Sorry for not sending this sooner, I have been working away with work so have missed the letter.

Objection to Planning Application - BMHC Marquee

To: Planning, Manchester City Council

Re: Application [ref], British Muslim Heritage Centre, 100–106 College Road, Whalley Range, M16 8BP – Objection to further retention of temporary marquee and erections of new rear extension.

Dear Case Officer,

I write as a local resident to object to the proposed further retention of the large temporary marquee at the British Muslim Heritage Centre (BMHC).

1) Heritage & Conservation harm

The marquee sits within the Whalley Range Conservation Area and in the setting of a Grade II* listed building. Continued retention prolongs a visually intrusive, non-permanent structure that neither preserves nor enhances the area's character or the setting of the heritage asset, contrary to Core Strategy EN3 (Heritage). This is a temporary expedient that has already been extended several times and is now drifting into permanence.

2) Residential amenity – noise and late activity

BMHC's own submission acknowledges historic problems including events beyond 22:30, fireworks, revving, and late-night kitchen noise. These impacts have real-world consequences for neighbours. Manchester's Planning & Noise guidance and Policy DM1 require protection of amenity; the evidence to date shows that conditions and management undertakings have not been sufficient.

3) Traffic and parking pressure

BMHC indicates peak attendances around ~800 at religious observances and proposes a 500-guest cap for events. On narrow residential streets, arrivals and dispersals lead to congestion, junction obstruction and idling. Before any further consent is contemplated, an independent peak-time traffic survey (Friday prayers/Ramadan/Eid and major weddings) and a robust Event Traffic Management Plan should be required and assessed by Highways.

4) Air quality and idling

Greater Manchester continues to manage NO₂ exceedances; additional traffic surges and idling outside homes are counter to Policy EN16 (Air Quality). No-idling enforcement and on-site pickup/drop-off are essential, but the present application offers no independently-verified assessment of likely improvements.

5) 'Temporary' becoming permanent

The marquee has already been retained by successive 3-year permissions (and a 2017 late-hours variation). Granting another 3 years, ahead of any approved masterplan, entrenches a use that continues to conflict with heritage, amenity and highways objectives.

6) Parking displacement from car, share enforcement

BMHC proposes to only allow cars with 2+ occupants to park on, site during busy periods. This policy will likely displace all other vehicles into surrounding residential streets, increasing congestion, creating unsafe conditions near junctions, and placing unfair burden on neighbours. The lack of off, site enforcement means the problems are simply pushed outward.

7) Mega, construction plans: events venue, car park, apartments

BMHC's 2025 Strategy reveals plans for a 2026 masterplan including a large permanent events venue, underground car park, and a 56, apartment scheme. Even the scaled, back proposal represents a significant intensification of use in a conservation area and would introduce cumulative pressures. A further marquee extension preempts scrutiny of these more impactful permanent plans.

8) Financial dependency is not a planning ground

BMHC states the marquee generates ~£275k annually and helps offset operational deficits. However, financial justification cannot override planning policy, especially in a conservation setting where

heritage and amenity harm have been documented. The public planning system cannot be led by financial pressure alone.

9) Repeated promises without compliance evidence

While BMHC now proposes measures like noise limiters, third, party audits, and guest caps, similar measures have been previously promised. There is no independently verified evidence that these have worked. Any renewal must require hard data, third, party monitoring, and transparent reporting.

Conclusion and requested decision

For the reasons above, I ask the Council to refuse further retention of the marquee.

Without prejudice – if the Council is minded to approve, I request the following minimum conditions to protect residents and the Conservation Area until a permanent solution is delivered:

- Short permission: max 12 months, no further extensions, with a hard sunset date.
- Lowered attendance cap tied to demonstrable on-site parking/stewarding capacity (significantly below the 500 proposed).
- Hours: all amplified sound off by 22:00, all guests departed and staff finished by 22:30; absolutely no late-hours variations.
- Prohibitions: no fireworks, no vehicle convoys/revving, no horns; clear penalty schedule in hire contracts and a ban list for repeat offenders.
- Noise control: independent setting and annual certification of the limiter, quarterly unannounced compliance checks, and a published complaints log with response times.
- Traffic management: stewarded in-site taxi/ride-hail pickup, no-idling enforcement, cones/temporary TRO if needed, and independent traffic counts during Friday prayers and Ramadan to MCC's specification, with results reported publicly.
- Community liaison & reporting: quarterly liaison meetings with minutes; a single hotline/email for events; publish all monitoring data.
- Masterplan linkage: condition that any marquee use ceases on submission/validation of the masterplan or by the sunset date, whichever is earlier.

Yours faithfully,

[Redacted signature]

[Redacted signature]

[Redacted signature]

[Redacted signature]

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Lodge objection to extension of permit to temporary marquee at the Muslim Heritage Centre - of 143446 / 20/2025. M16 1BP. - due to nuisance parking during hosted events on Manley Road, Blehien Ave and Morville Road.

The temporary marquee occupies the onsite parking facilities reducing the ~~parking~~ vehicular capacity of the venue by at least 60+ units. 650% of the onsite parking leaving only a dozen more spaces in the car park for attendees to compete over. Although the venue is addressed as College Road with a drive leading to the car park at the rear, the parking facility is more directly accessed via a vehicle gate and a pedestrian access gate backing onto Clarendon Road between the junctions of Blehien Avenue and Bedford Avenue.

Whenever an event is hosted, the vast majority of attendees arrive by car and compete for the dozen onsite parking bays and, if unsuccessful, nuisance park on Clarendon Road, ~~at~~ junctions with Blehien Avenue, then Blehien Avenue junction with Manley Road; and on accessing Morville Road junction with Manley Road ~~and~~ parking around both corners of the junction restricting visibility of vehicles entering and exiting these road junctions in contravention of the Highway Code. Often cars are parked ~~and~~ either partially or fully over lowered curbs obstructing access to private drives for the duration of the event.

Morville Road and Blehien Avenue form an offset junction (two adjacent T junctions) across Manley Road and attendees treat the junction without regard and there have been many near misses and minor collisions due to lack of visibility of oncoming traffic due to ~~the~~ illegal parking at the junctions mentioned above. Recently, the site has started hosting prayer meetings using the marquee as an unofficial mosque. This has increased the ~~times~~ frequency of nuisance parking occasions on the above mentioned roads. Worse still, when it is used as a mosque, only the pedestrian access gate is open. This encourages attendees to seek on street parking even more.

Since visitors to the venue are ignorant of basic driving rules, it might be worth the council painting double yellow lines on ~~the~~ both corners of Blehien Avenue with Manley Road for the obligatory 10 metres ~~and~~ and repeat the process for Morville Road and Manley Road in order to ~~mitigate~~ mitigate the road safety hazard caused by nuisance parking during hosted events.

Often at the end of ~~the~~ hosted events, whether due to frustration of negotiating streets clogged with parked cars, departing visitors would speed along Manley Road and Morville Road in excess of the 20mph limit further adding to the road hazard!

safety

Regards

British Muslim Heritage Centre Marquee planning renewal

From [REDACTED]

Date Tue 23.9.25 7:11 PM

To Sue Wills [REDACTED]

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23/09/2025 Thank you for the letters from Julie Roscoe concerning the planning application for the marquee at the BMHC College Rd Whalley Range M16 8BP.

Application number 143445/FO/2025

143446/FO/2025

I live on Burford Road, my home running the length of the Centre's access road. I am one of the closest neighbours and yet again I strongly object to the marquee being granted planning for another three years. My reasons:

1. The marquee has been a constant source of noise from the day it opened its doors. Loud microphone, antisocial behaviour with people shouting , car doors slamming , fights where police have been involved.
2. Please look at the complaints made over the years and nothing seems to be done.
3. I have had visits from the council officers who have been in my home to monitor and yet every three years the planning is granted.
4. Over the years there have been two events daily, especially in the spring and summer months. I can no longer keep windows open.
5. I can no longer enjoy my garden or put washing out to dry. Why? Because when guests arrive they are not instructed to park up, but are allowed to remain on the access road, engines revving, car radios blasting out, people shouting just metres from my windows! I have to endure smoke flares and often find myself engulfed in pink or green smelly smoke! It takes hours to rid my house of the smell!
6. Cars stopping here means there is a tail back of traffic especially at very large events. This causes queues on College Road, sometimes as far back as Withington Road! An ambulance/ fire engine would not get through!! The noise is awful ... cars horns, radios, engines revving!!
7. Security are still using hand held radios when I was told the council had contacted the companies to provide headsets. I often go out and speak to the men. Many seem unclear of their roles.
8. To block the access road the men use plastic cones which they drag across the tarmac and I have to put up with this scrapping noise. During the Ramadan period they use a silent barrier on wheels, but won't use this system at marquee events!

9. Having been told Islam does not allow music, some events now have background music and I have often gone outside to ask security to ask people in charge in the marquee to keep doors shut. To no avail, but I have to keep my windows shut!
10. At some events the outbursts on the microphone have been so loud they have been audible above the volume of my TV!!
11. Finishing times for evening events10pm, all cars gone by 10.30pm.....what a joke!! Last Fridays event had cars still leaving at 11.30pm and later!
12. I have been sending emails of complaint plus photos and video clips to Ms Jennifer Connors and Cllr Angeliki Stogia as proof. I have stopped emailing managers at the centre.... They deny everything saying it's the homeless people living there who drive in and out after 11pm!!
13. All the noise etc... has affected my mental health and although now retired I try not to spend my afternoons at home.
14. The centre put speed bumps on the access road. Every time the deliveries come for the marquee, my whole house vibrates. These drivers don't follow the 5mph notices. Some deliveries come after 11pm when cleaners are in the marquee. Council said these bumps are a nuisance and need removing but to date nothing has been done!
15. The access road is dangerous as it is used by pedestrians. There is an open door policy and anyone can cut across the grounds to get from College Road to Clarendon Road. There is supposed to be a oneway system of traffic.. in on College Road, out via Clarendon Road... again not followed for every event as disputes arise as car drivers get out of cars , move cones so they don't have to queue to leave the site!!
16. At some events people use drones to photograph cars (lots of rental Ferrari and other performance cars). I have had people shouting across the fencing if bits of drone are in my bushes. Another disturbance for me!
17. The car parks are not big enough for all the cars so the grassed area is used. Sometimes the front lawns are used too which spoil the appearance of the old building. During Ramadan and at big events many guests don't park on site because of how long it takes to finally leave, they park on Burford Road/Drive/Avenue. Not fair on locals.
18. In conclusion, this site is not the place for the ugly carbuncle of the marquee in a conservation area. The centre has had YEARS to sort themselves out! They keep saying that the panacea will be their proposals for the future. No it is not! This marquee / banqueting facility needs to be somewhere where there is the infrastructure to cope with all the cars, where there is easy access to main roads / motorways! This is a very built up area in an inner city suburb where residents want peace and quiet. Roads are narrow and not made for such volume of traffic. Please note that there are NO buses on Withington Road.

These are roughly the same complaints made every three years. Nothing changes, just more upset and angry neighbours who feel no one is listening.



Planning Application number 143445/FO/2025 143446/LO/2025

From [REDACTED]

Date Fri 3.10.25 1:49 PM

To Sue Wills [REDACTED]

Cc kevin scillitoe [REDACTED]

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Dear Sue Wills

Application Reference : **143445/FO/2025** and **143446/LO/2025**

Description : (Listed Building Consent for an) Extension of time for further three years for a temporary marquee.

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

Objection to Planning Application for Extension of Time for a Temporary Marquee at BMHC

Though I support the BMHC and the important role it plays in serving the local community and providing a place of worship, I do not believe that a residential area within a Conservation Area is the right location for a large event venue. For this reason, I object to the application for an extension of time for the temporary marquee on the following grounds:

1. Conservation Area / Listed Building

The Marquee is located in a Conservation Area next to a listed building. In my view, the event space is completely out of keeping with a Conservation Area and risks undermining its heritage value.

2. Traffic and Transportation Issues

Congestion and Dangerous Parking: When events take place at the site, both College Road and Clarendon Road are gridlocked. Cars sound their horns excessively, engines rev, and people drive and park antisocially, often blocking the roads. This makes it impossible for residents to get through. Cars mount pavements and park at junctions, making it unsafe. My driveway has been blocked on numerous occasions by parked cars of visitors to the Marquee.

School Street Conflict: College Road is designated as a School Street, with restrictions in place for safety. The current level of traffic from BMHC events conflicts with this.

Travel Management Plan Is Outdated: The plan used is based on 2011 census data, which is now over 14 years old. Since then, Manchester's population has increased significantly. More importantly, events such as weddings, Ramadan and Eid bring people from far outside the local area, not just nearby residents as the plan assumes. This means the travel impact is being seriously underestimated.

Survey Data Doesn't Match Reality: The travel surveys used in the plan don't reflect what actually happens. For example, during Ramadan and Eid, we experience gridlocked roads, excessive horn use, revving engines, and cars blocking College Road for hours. The surveys do not capture this reality, and I believe the council should commission an independent traffic and emissions survey during these events.

3. Noise and Pollution

Cars and other Noise: At weddings and parties cars often rev loudly, and regularly have a specific sportscar for this celebration activity, disturbing residents. Excessive celebratory horn use is frequent too, along with loud shouting and calling between staff and guests, along with the regular high volume sound level PA system, loud cheering, music and drumming from within the Marquee itself. There does not appear to be a useable deterrent for Marquee event organizers or guests for this to be controlled - often the Venue will host one-off visitors.

Fireworks: Fireworks are regularly set off late at night, along with coloured flairs on many occasions despite the BMHC claiming to have security in place. This has not stopped it happening.

Idling Cars: Visitors' vehicle convoys and guests frequently leave engines running for long periods, which causes further noise and air pollution.

Air Quality: In my opinion, air quality should be independently monitored by the council during large events, as the impact on residents is clear.

The Marquee event organisers have stated recently in their BMHC Marquee Management Strategy Planning Application Renewal 2025 that they have implemented new measures and controls with security to prevent such incidents of disruption and disturbance. This does not seem to be having a noticeable effect - please see the videos below:-

Footage From the BMHC/Marquee Monday 29 Sep '25 , 18:30 :-

https://drive.google.com/file/d/1PgihVNYfk-xxmmd_QFoZav2mNo_pfyIG/view?usp=sharing

Footage from the BMHC/Marquee Monday 29 Sep '25 , 21:00 :-

<https://drive.google.com/file/d/1f9OnIGxqFQJcZkCGmMZUsTohqr0R8znj/view?usp=sharing>

Footage from the BMHC/Marquee Saturday 28 June '25 , 21:00 :-

https://drive.google.com/file/d/1Flue1ZGIEd_WiV_8IWAjIGnIVLtZf63H/view?usp=sharing

The video footage of the noise and disturbance from the Marquee events clearly show it to be unpreventable by the BMHC.

Conclusion

The Marquee was only meant to be temporary, with conditions to control noise and traffic. 12 years later, despite BMHC's efforts, noise and traffic disruption have continued, proving that

this location is not suitable for a major event venue. It is simply not acceptable to have such a disruptive facility in the middle of a residential Conservation Area.

For these reasons, I strongly object to the application to extend the use of the marquee.

Kind regards

[REDACTED]

Fw: Application number 143445/FO/2025

From Des Jones [REDACTED]
Date Wed 1.10.25 4:43 PM
To Sue Wills [REDACTED]

Derek W Jones
Strategic Planning and Project Lead
Planning
Growth and Development Directorate
Manchester City Council
Level 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

Tel: [REDACTED]
Internal: [REDACTED]
Textphone: [REDACTED]
E-Mail: [REDACTED]

From: Julie Roscoe [REDACTED]
Sent: 01 October 2025 4:11 PM
To: Des Jones [REDACTED] Jennifer Connor [REDACTED]
Subject: Fw: Application number 143445/FO/2025

FYI

From: [REDACTED]
Sent: Wednesday, October 1, 2025 3:18:05 pm
To: Julie Roscoe [REDACTED]
Subject: Application number 143445/FO/2025

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Dera Julie
I'm writing to object to the extension of time for further 3 years for a temporary marquee at the British Muslim Heritage Centre on College Road.

My objection is based on the fact that despite numerous complaints and meeting with representatives from both the BMHC and My Lahore, about concerns raised regarding noise, traffic, bright lights at night, damage to trees and the general degradation of the site nothing significant has changed.

More details are as below

Noise.

The marquee is directly adjacent to my house and as a result, there is constant noise and disturbance. The generators are often turned on at 9am, the catering staff arrive, the doors to the marquee are left open during events. The staff then tidy up which means if there is an event on, we may be hearing noise and disruption from 9am until 1am. I have spoken to the representatives from both organisations above, and have been assured that steps would be taken to reduce this noise and to date there has been no improvement. There may also be noise when there are no events at the centre, as the centre staff still use the kitchens almost every day, including weekends. We were informed by a representative from MyLahore that they acknowledged there was no way to make a marquee with that construction sound proof.

In addition to noise from the marquee made by catering staff, there is the additional noise from the actual events. The PA system is constantly turned up loud enough to disturb me sitting in the front of my house, despite the marquee being at the rear.

There will also be noise from cars revving engines and sounding horns, as well as guests shouting at each other. Again, when this has been raised with the centre, I have been assured that security on site would deal with this. However this hasn't happened, there doesn't appear to be a decent number of security staff at events and they aren't qualified or accredited security personnel. The representative from MyLahore, who is also the MC for events has told us about the difficulties in dealing with anti social behaviour from guests, stating that even though they ask guests not to arrive in sports cars, not to let off fireworks and not to beep horns, they have difficulties in enforcing that. Meaning that they are unable to control the behaviour of guests. I want it also noted that fireworks are now often set off away from the centre, but always on dates when a large wedding/party is at BMHC. They are loud and go on a long time, often very late in the night. I know that they are not let off in the grounds, but the coincidence is too regular to ignore.

Traffic.

The sheer number of cars used by both staff and guests means that cars are parked badly, reducing vision and often causing dangerous driving, cycling and pedestrian conditions. The traffic may block access to side streets, for example Park Drive. Traffic may take hours to disperse after an event and in the meantime, the air quality is greatly reduced as car engines are left on.

Bright lights

I understand the need for security, but regularly, bright lights are left on all night. Despite having black out curtains, we are often disturbed by lights from the outside of the marquee. I also believe this can cause damage to wildlife, particularly birds and bats.

Damage to trees and site degradation.

At the rear of our property, there are currently 2 dead trees (standing) that we can see. They have been dead for some time (years) and nothing has been done to remove them. They are dead because the ground surrounding them has been concreted over, which has killed the roots. The back of the site in particular is very messy and on one corner, near our back wall, there appears to be a large pile of rubbish. It looks to be old furniture, fence panels, broken items etc. When all of this was raised with the BMHC/MyLahore, there was assurance that this would be dealt with over 2 years ago, and to date it's still there and still growing. The grounds at the back don't appear to be well kept or maintained, I think because they are largely out of the public's view. However the whole site is listed and should be treated as such.

Given all the above, I feel that the marquee now needs to be removed. The negative effects that I and others have endured, with no end in sight has been very upsetting. Despite trying to negotiate with both the landlord and tenants of the building, there has been no improvement. The site is

being damaged as are relationships between neighbours. I'm aware that the BMHC needs income in order to survive, but I urge them to look at alternatives as I don't believe this current arrangement to be beneficial to the wider community or the site itself.

[REDACTED]

[Yahoo Mail: Search, organise, conquer](#)

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BMHC, College Road, Whalley Range, M16 8BP

From [REDACTED]
Date Thu 9.10.25 2:47 PM
To Sue Wills [REDACTED]

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PLANNING APPLICATION REFERENCE: 143446/LO/2025

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

Description of development: Listed Building Consent for an extension of time for further three years for a temporary marquee

I object to the above planning application. My objection is based on the following material planning considerations:

1. Conservation Area and Grade II Listed Building

The proposal is out of character with and has an adverse effect on the development and character of the surrounding Conservation Area, and the heritage asset within it, being a Grade II listed building.

2. Highway Safety and Amenity

The marquee is used for social functions, which causes the following issues for local residents:

- a. Increased traffic along College Road, leading to noise, congestion and pollution. This is particularly an issue when the social functions at the marquee
- b. Difficulty caused for residents needing to park. Often, there is insufficient parking space on the College grounds when social functions occur at the Marquee.

3. Negative Effects on Amenity Due to Noise, Disturbance and Nuisance.

- a. Unruly and threatening behaviour. I have witnessed several incidents of my neighbours being physically threatened and verbally abused by groups of young people.
- b. **Noise Nuisance from Fireworks.** Fireworks are often let off on the site when there is a function at the Marquee. This often occurs late at night and I have been disturbed by the noise.
- c. **Litter and Food Waste.** Litter and food waste is often left dumped indiscriminately by people travelling to and from the site, especially when there are large gatherings.

4. Travel Plan

The planning application contains a Travel Plan based on census data from 2011 which is out of date and does not reflect the population growth in Manchester and Whalley Range over the past 14 years.

The survey sample size used by the Travel Plan for events is small compared to the increased numbers caused by regular worship, and does not reflect the increased attendance at the site witnessed by residents during events.

For the reasons set out above, I object to the planning application as currently proposed.

[REDACTED]

[REDACTED]

Yours sincerely,

[REDACTED]

Fw: Marquee

From Jennifer Connor [REDACTED]

Date Mon 6.10.25 9:38 AM

To Sue Wills [REDACTED]

Cc Des Jones [REDACTED] [REDACTED]
[REDACTED]

 3 attachments (8 MB)

IMG_0538.jpeg; IMG_0539.jpeg; IMG_0540.jpeg;

For information

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA
[REDACTED]
[REDACTED]

Equality Ambassador for Planning

From: [REDACTED]

Sent: 04 October 2025 11:07 PM

To: Jennifer Connor [REDACTED] Angeliki Stogia
[REDACTED] [REDACTED] [REDACTED]

Subject: Marquee

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Yet again ending times for marquee event ignored. It's after 11pm and cars are still leaving.
[REDACTED]

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