MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 1296

Suffix:

Property Name:

Address Line 1: Ashton Old Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M11 1JG

Description of site location must be completed if postcode is not known:

Easting (x): 389273

Northing (y): 397319

Description

1294-1296 Ashton Old Road, Openshaw, Manchester, M11 1JG

Applicant Details

Name/Company

Title

Mr

First name

AdeYemi

Surname

Ajayi

Company Name

Address

Address line 1

1294-1296

Address line 2

Ashton Old Road

Address line 3

Openshaw

Town/City

Manchester

County

Country

Postcode

M11 1JG

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Ms

First name

Sadaf

Surname

Malik

Company Name

Plan & Design Consultancy

Address

Address line 1

61 Bridge Street

Address line 2

Kington

Address line 3

Town/City

County

Country

Postcode

HR5 3DJ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: Retrospective Application for the retention of place of worship including church hall (D1 Use)

Location: 1294 -1296 Ashton Old Road, Openshaw, Manchester, M11 1JG

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).

Reason(s) for decision

APPROVE on the basis that the proposal is in accordance with policies EM16, DC26, E3.5 and H2.2 of the Unitary Development Plan for the City of Manchester and there are no material considerations of sufficient weight to indicate otherwise.

Reference number

Application number: 098283/FU/2012/N2

Date of decision (date must be pre-application submission)

25/04/2012

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3. The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:

6.30pm - 8.30pm - Wednesday - Friday
Noon - 6.00pm - Saturday
Noon - 3.00pm and 6.30pm - 8.00pm - Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester, the National Planning Policy Framework and the emerging Manchester Core Strategy Development Plan Document.

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Proposed Variation to Condition 3

We are formally requesting to amend the operational hours on weekdays and weekends as follows:

Monday: 11:00am – 5:00pm
Tuesday: 9:00am – 9:00pm
Wednesday: 11:00am – 8:30pm
Thursday: 9:00am – 9:00pm
Friday: 11:00am – 10:00pm
Saturday: 12:00pm – 9:00pm
Sunday: 9:00am – 6:00pm.

The principal reason for seeking the variation is to enable the premises to function effectively as a community and charitable facility, in addition to its established religious function.

RCCG Christ for Life provides a range of services which are particularly important to vulnerable, disadvantaged and minority members of the local community.

The existing opening hours are restrictive/limited and do not allow these services to be provided at times which are convenient or accessible to the people who need them.

Many members of the community are working during conventional daytime hours. Others have childcare, family, educational or other commitments. Restricting access to the premises to the existing limited hours therefore significantly limits the ability of the charity to provide its services effectively.

The proposed hours would enable the church to provide its community services at more sociable, practical and accessible times, while retaining appropriate controls to protect neighbouring residential amenity.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Proposed Variation to Condition 3

The revised condition should read as follows:

"The premises shall not be open outside the following hours, unless otherwise agreed in writing by the Local planning authority:

Monday: 11:00am – 5:00pm
Tuesday: 9:00am – 9:00pm
Wednesday: 11:00am – 8:30pm
Thursday: 9:00am – 9:00pm
Friday: 11:00am – 10:00pm
Saturday: 12:00pm – 9:00pm
Sunday: 9:00am – 6:00pm.

Reason - In the interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester, the National Planning Policy Framework and the emerging Manchester Core Strategy Development Plan Document.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- [ ] Yes
- [x] No

Is the land owned by multiple individuals, or has agricultural tenants where the details of all individuals are known by the Applicant?
E.g. The land is owned by 2 people and the applicant can provide details of those owners.

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- [x] **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**
- [ ] **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
IronPoint Limited

Number:

Suffix:

Address line 1:
Unit 3, Edge Business Centre

Address Line 2:
Humber Road

Town/City:
London

Postcode:
NW2 6EW

Date notice served (DD/MM/YYYY):
22/07/2026

Person Family Name:

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

AdeYemi

Surname

Ajayi

Declaration Date

07/09/2026

- [x] Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Sadaf Malik

Date

09/09/2026