



Planning Statement

Ref: DA18080 - Prestwich Mikvah - Albert Ave

Site address: 102–104 Albert Avenue, Prestwich, Manchester, M25 0LU

Date: 2nd June 2026

Proposal: Section 73 Application to Vary Condition 2 of Planning Permission 70511

1. Introduction

This Planning Statement has been prepared in support of an application under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 of planning permission 70511.

Planning permission 70511 was granted by for:

“Single storey rear/side extension for use as changing room and shower area.”

Condition 2 lists the approved drawings and requires the development to be carried out in accordance with those drawings.

This application seeks to substitute the approved proposed plans with revised plans showing a modest amendment to the approved rear extension. The amendment squares off the rear element of the extension, in line with the approved laundry/outrigger element, to provide a larger and more practical changing room area.

The application does not seek to change the approved use, the description of development, the single-storey nature of the extension, or the established principle of improving the existing Mikvah facility.

2. Site and Background

Planning permission 70511 approved a single-storey rear/side extension to improve the changing and shower facilities within the existing Mikvah. The approved development included additional changing, showering, laundry and ancillary accommodation.

The Council’s delegated report confirmed that the proposal was acceptable as an extension to an existing community/cultural facility. The report also concluded that the approved extension would not result in unacceptable harm to visual amenity, neighbouring residential amenity or highway safety.

3. Proposed Amendment

The approved scheme included a rear/side extension with a changing room area. The applicant now wishes to square off the rear of the extension so that the rear wall aligns with the extent of the approved laundry/outrigger element. This creates a more efficient internal layout and increases the changing room area.

The extension remains single storey and remains located to the rear/side of the existing building. The key change is the enlargement of the changing room area and simplification of the rear footprint.



4. Planning Assessment

The principle of extending the existing Mikvah has already been accepted through the grant of planning permission 70511. The revised proposal remains consistent with the approved development. It would continue to provide improved changing and shower facilities for the existing Mikvah and would not alter the use or operation of the building.

The additional built form would be contained within the rear part of the site and would not materially affect the appearance of the development from Albert Avenue. The proposal would not result in unacceptable harm to neighbouring amenity. It would not introduce any first-floor accommodation, overlooking, or materially different relationship with adjoining occupiers.

The amendment would not change the use of the site, the access arrangements, or the operational nature of the Mikvah. It would therefore not create any materially different highway or parking impact.

5. Conclusion

The proposed amendment would square off the rear element of the approved single-storey extension, creating a larger and more functional changing room area for the existing Mikvah.

The proposal does not change the approved use, the description of development, or the single-storey nature of the extension. It would not give rise to any material harm to visual amenity, neighbouring amenity or highway safety.

Overall, the amendment is a proportionate refinement to the approved scheme and remains within the planning parameters already accepted by the Council.