



Planning Statement

Ref: DA19064 – 45 Bury Old Road

Site address: 45 Bury Old Road, Prestwich. Manchester. M25 0EY

Date: 02 March 2022

Proposal: Variation of Condition 5

1. Introduction

1.1 This statement has been prepared to explain the Variation of Condition request to vary Condition 5 of PP-65456

2. The development

2.1 The approved development was completed in July 2021 and has been in use since this time. The use and operation of the building is in accordance with the approved planning permission.

3. Condition 5

3.1 This condition states that the property shall be used for educational study only and not for community worship.

3.2 The reason for this condition is to protect the amenity of neighbours. It is understood that the use of the building for prayer would potentially create traffic and noise issues and would thus be unneighbourly.

4. The proposal

4.1 The request of this application is to vary this condition to allow for the property to be used for prayer on Saturdays and religious festival days only.

5. Reason for request

5.1 The property is not in use for study sessions on Saturdays and religious festival days. Local neighbours want to make use of the property on these days when the property is available



anyway because as there is a shortage of space in existing synagogues on these days and this is an opportunity to alleviate the problem for a number of people.

5.2 In most synagogues there are various prayer gatherings for each of the three daily services. For example, for the morning service, most synagogues in Prestwich in the immediate vicinity of this site have three services. There would be an early morning gathering at 6:30am, another at 7:15 and then another at 8:15am. Similarly for afternoon and similarly for evening prayers.

5.3 On Saturday however there is only one gathering for each service. The reason for this is that the service is longer so it is simply not practical to use the same space for two consecutive gatherings. The start time for services on Saturday is usually 09:00 and the end time is 11:15. It is not appropriate to start a gathering after this service concludes because this would extend into the afternoon. Similarly as Saturday is a non-working day, there is no appetite for a service at 06:45 to be finished in time for the main service at 09:00.

5.4 As a result of the fact that there is only one prayer gathering per synagogue on Saturday as opposed to several during the week, there is a severe shortage of space for local people wishing to attend synagogue on Saturday. The proposal therefore is to allow the property to hold prayer services on Saturday and religious festivals only.

6. Summary

6.1 The property is available for use of local residents on Saturday and religious festival days. Allowing the use of this property for prayer on Saturday and religious festival days will have a major positive impact for local residents who are currently squeezed into crowded synagogues.

6.2 There are no highways or traffic implications to this change as no attendees drive or use any form of transport on Saturday or religious festival days as this is forbidden by religious law.

6.3 Through allowing prayer services on Saturday and religious festival days, there will be no disturbance to neighbour amenity because prayer services do not involve amplified sound or instruments, the property has been built to a high acoustic standard and the property will only be in use for the hours that are already permitted.