



PLANNING AND DESIGN & ACCESS STATEMENT

*Use of property as a prayer facility (Use Class D1)
with self-contained flat (Use Class C3)*

55 Beardwood Brow, Blackburn, BB2 7AT

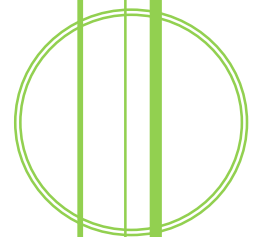
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September 2017



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1.0 Introduction

- 1.1 This Statement has been prepared by Inspire Planning Solutions Ltd, on behalf of the Applicant, in support of a planning application for the use of 55 Beardwood Brow, Blackburn as a prayer facility (Use Class D1) with associated self-contained flat (Use Class C3) and other alterations to access and car parking. This Statement should be read in conjunction with other supporting documents and information submitted alongside the application.

- 1.2 The Applicant seeks to provide a localised prayer facility for a small number of residents of Muslim faith who reside in surrounding residential streets. Unlike a typical Mosque, there is no associated education (Madrassa) element or provision for ceremonies/events; simply, two small rooms which will be utilised to meet the requirements of the immediate area. The proposal seeks to meet a long-standing local demand for such a facility, namely from residents residing on the Beardwood estate who currently have to travel by car, further afield, to attend daily prayers.

- 1.3 The application property is considered a suitable property, given that it is detached, sits within a generous sized, well-screened plot and is located towards the entrance of the Beardwood estate. This enables it to be conveniently located for access by users but also on a well-used arterial road, away from the quieter cul-de-sacs.

- 1.4 The following sections describe the site and its surroundings and the proposed development. It then sets out the relevant local and national planning policy context before assessing the proposal and concluding that the proposal meets the needs of the local community and is compatible with the site and surroundings. Consequently, it is concluded that permission should be granted.

2.0 Site & Surroundings

- 2.1 The application property comprises a 4 bedroom detached dormer bungalow (Use Class C3) occupying a corner plot at the junction of Beardwood and Beardwood Brow. The property sits towards the main entrance of the Beardwood estate, a suburban modern housing development, around 2.5 miles west of Blackburn town centre. The site is located within the urban boundary as indicated on the adopted local plan proposals map and is within a largely residential locality. Surrounding properties are mainly detached, set within generous sized, well defined plots and enclosed by mature hedges, trees and other boundary treatments. There are various community uses located within the wider locality including a Children's nursery, Westholme Junior School, The Olive School (Secondary) and Blackburn Golf Club (and function room), the latter located on Beardwood Brow.

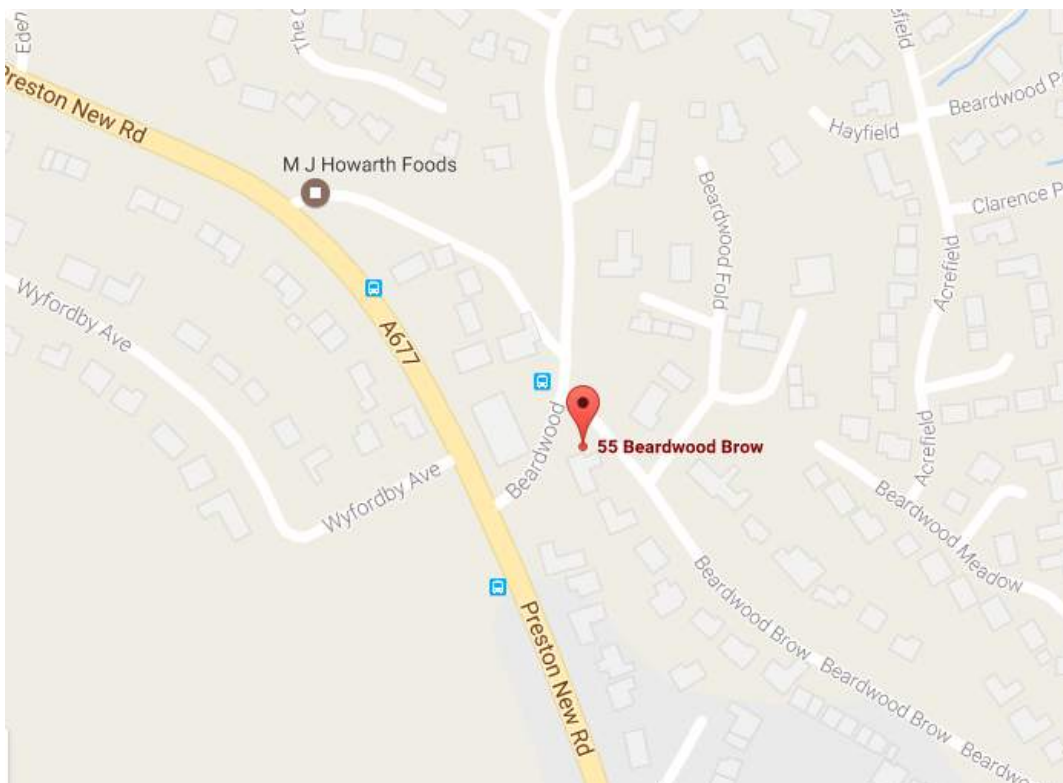


Figure 1. Approximate Site Location



Figure 2. Application property – front and rear elevations

- 2.2 The application property sits within a generous sized and well-screened plot as shown above, where the presence of a mature hedgerow and other boundary treatment screens the site from the main road. Gated access leads directly to a multi-vehicle driveway.

2.3 The site is considered to be within a highly sustainable and easily accessible location, just off the main road (A677 Preston New Road). The site is well connected to public transport with Preston New Road being a high frequency bus corridor whilst local services run through the Beardwood Estate with bus stops located just 20 meters from the application property. There is unrestricted on-street car parking in all surrounding residential streets whilst Beardwood Brow is restricted with traffic calming measures¹.

Planning History

2.4 The following applications are relevant to the application property:

- **App Ref no. 10/06/0742** - Proposed ground floor disabled WC to gable elevation. Permitted 25-07-2006
- **App Ref no. 10/02/0056** - Proposed side garage extension with enlargement of existing bedroom above garage, and general internal alterations. Permitted 26-02-2002

¹ The accompanying Transport Statement (AZH Consultancy) sets out further details regarding the local highway network and should be referred to.

3.0 Proposed Development

- 3.1 This application seeks consent for the use of 55 Beardwood Brow as a localised prayer facility (Use Class D1) with self-contained flat (Use Class C3). The flat will occupy the first floor and some of the ground floor and it is envisaged that it will be occupied by the Imam (Prayer Leader). The private rear garden area will be accessed by the flat occupant only. There are no external alterations proposed to the property other than a new door leading from the garden area serving the proposed flat and alterations to a window. The existing garage will also be utilised by the flat occupant.
- 3.2 As shown on the accompanying plans, the prayer element will comprise of just two prayer rooms (for male and female users respectively). The proposed prayer use will utilise the existing entrance on the principle elevation of the property and is separate from that of the flat, which will be served by a new separate entrance as shown on the accompanying plans. The operating hours sought are Mon-Sun 05.00 – 00.00 to enable the facility to be used for the five daily prayers of Islam for most of the year. The maximum number of users on site is determined by capacity, which is up to around 30 persons² although the regular number of attendees will be lower, around 12 in number. This is based upon the use of the prayer room as the 'ladies room' (to be used as an occasional meeting space / individual prayer rather than congregational prayer at fixed times) is only expected to be used infrequently.

² The total floor area of the prayer facility will be 82sqm.

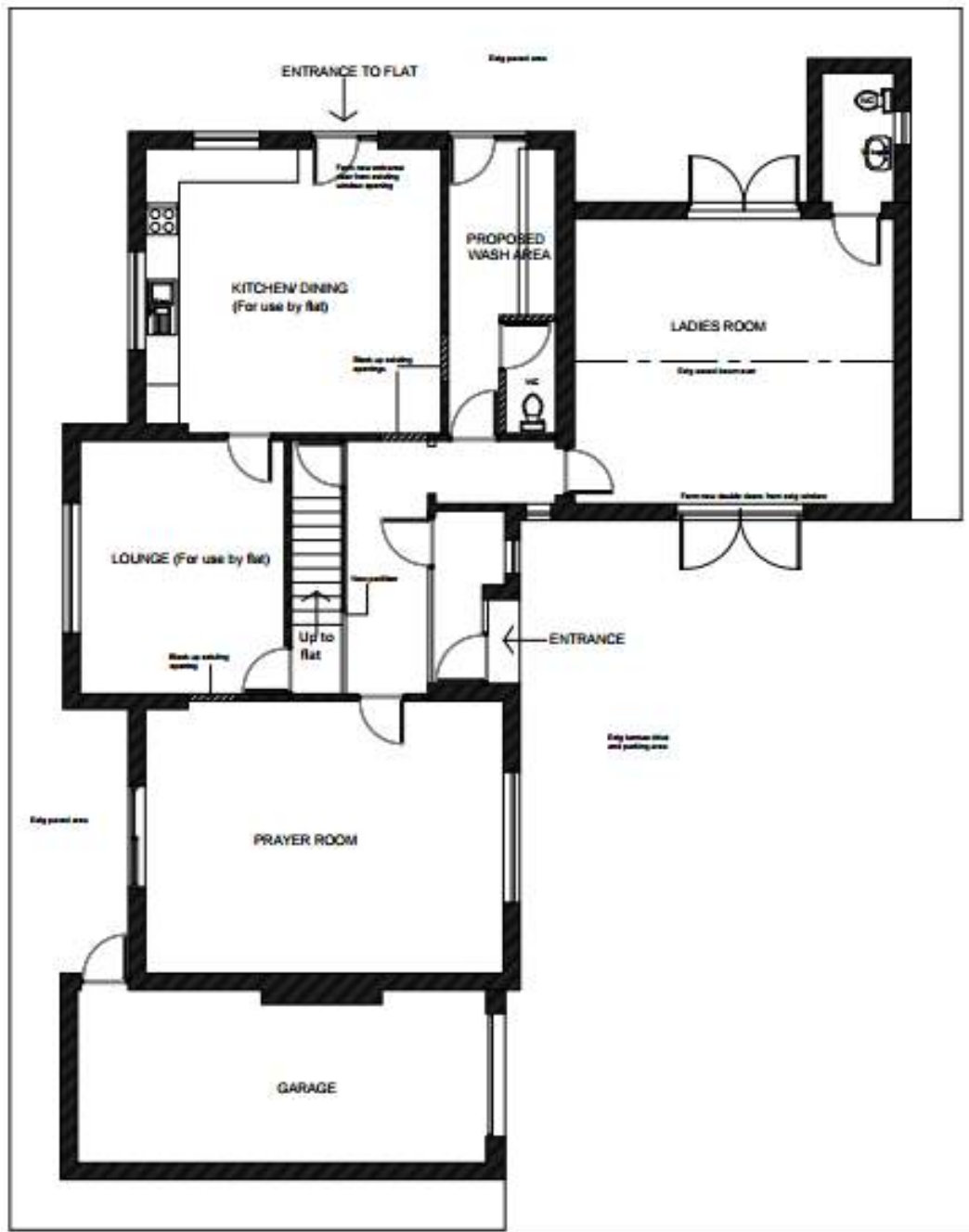


Figure 3. Proposed internal layout of ground floor (not to scale) Source: Compass

3.3 The catchment area for the proposal is demonstrated within the Appendices of the accompanying Transport Statement and occupies the area within 800m of the site and largely makes up the Beardwood Estate. There is no Education (Madrasa) element, no provision for ceremonial events nor will there be any amplified broadcast of call to prayer.

3.4 The existing two-way vehicular access to the property off Beardwood Brow will be retained in addition to the introduction of an exit only onto Beardwood, as demonstrated on the accompanying proposed site layout plan. Provision for 11 off-road car parking spaces (as well as the existing space within the garage) is also proposed. Please refer to the below plan extract which shows the parking layout and access and egress into, through and out of the site. The accompanying Transport Statement provides additional detailing and should be referred to.

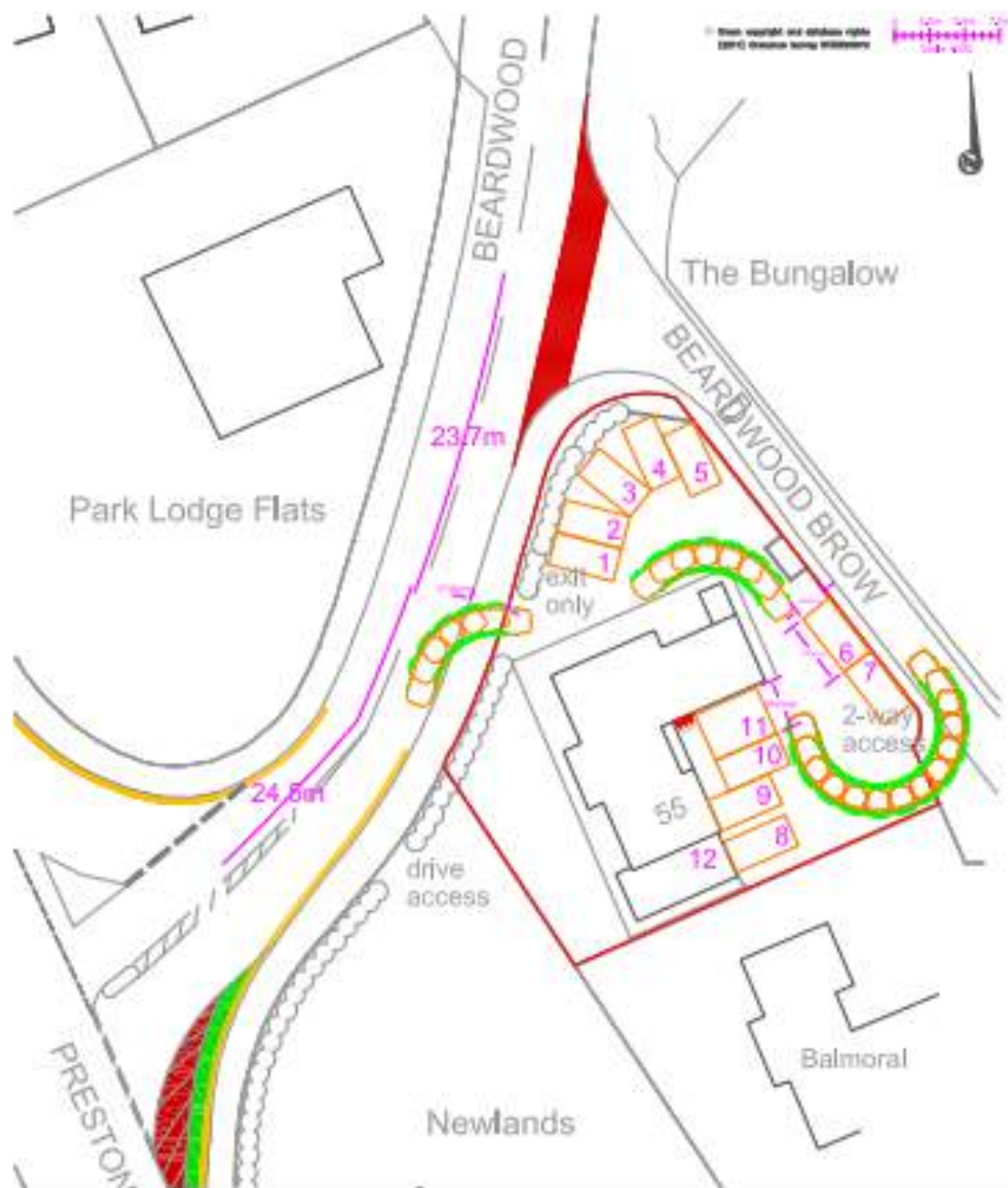


Figure 4. Proposed Parking/Access Plan Extract Source: AZH (not to scale)

4.0 Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The development plan for the purposes of the application proposal comprises the Blackburn with Darwen Core Strategy (adopted 2011) and the Local Plan Part 2 (adopted December 2015). The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and is also relevant.

Blackburn with Darwen Core Strategy (2011)

4.2 The following policies are of relevance:

- **Policy CS1 (A targeted growth strategy)** promotes access to jobs and services for promoting sustainable development and sustainable communities,
- **Policy CS11 (Facilities and Services)** – recognises the need to provide for local community needs and states, amongst other things, that the range and quality of public services and facilities will be expanded in accessible locations. New Public facilities and services will be co-located where possible, to create community hubs providing a range of services in one place.

Blackburn with Darwen Local Plan Part 2 (December 2015)

4.3 The following policies are of relevance:

- **Policy 8 (Development and People)** - Development will be permitted where it can be demonstrated that it would secure a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself, regarding noise, vibration, odour, light, dust, other pollution or nuisance, privacy / overlooking, and the relationship between buildings,
- **Policy 10 (Accessibility and Transport)** - sets out the approach the Council will adopt in managing the transport implications of development including promoting sustainable modes of travel,
- **Policy 11 (Design)** - All new development will be required to present a good standard of design and will be expected to demonstrate an understanding of the wider context; and make a positive contribution to the local area.

National Planning Policy Framework (NPPF)

- 4.4 The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7).
- 4.5 The NPPF sets out the Government’s planning policies. The NPPF lists 12 core planning principles which should underpin both plan-making and decision-taking. One of the principles is that planning *“should deliver sufficient community and cultural facilities and services to meet local needs”*.

- 4.6 Paragraph 70 of the NPPF requires planning decisions for social and cultural facilities to take account of an integrated approach to consider the location of housing, economic uses, and community facilities and services. The NPPF also mentions that planning policies and decisions should plan positively for the provision and use of community facilities (such as meeting places, cultural buildings and places of worship) and other local services to enhance the sustainability of communities and residential environments and guard against the unnecessary loss of valued facilities and services.
- 4.7 Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities (para 37).
- 4.8 The NPPF places an emphasis on the effective use of land by encouraging the reuse of land that has been previously developed.

Other Relevant Policy / Documentation

Community & Other Uses Within Residential Areas SPG

- 4.9 The guidance note sets out details on the development of places of worship within residential areas. The guidance recognises the need for such facilities to be located close to the community it serves (pg 5). The document suggests the provision of off-street car parking would be favoured as part of such proposals.

4.10 This document sets out the Council’s desired space standards³ applying to new dwellings and Houses in Multiple Occupation. The document provides guidance to developers about local space standards and advises that all habitable rooms must have natural light and at least one of the living spaces should receive direct sunlight for part of the day.

Space Standards as set out within Technical housing standards – nationally described space standard (March 2015)

4.11 The nationally described space standards as shown overleaf replace the existing different space standards used by local authorities. The guidance confirms that it is not a building regulation and remains solely within the planning system as a new form of technical planning standard.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Figure 5. Technical Housing Standards *Source: CLG*

³ Superseded by Technical housing standards – nationally described space standard (March 2015)
See para 4.11

5.0 Planning Appraisal

5.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the application proposals in the context of relevant national and local planning policy and guidance. The key issues are;

- the principle of the development, having regard to the provisions of the adopted Development Plan and other local planning policy documents;
- the effect of development on residential amenity,
- the effect of development on the character and appearance of the area; and;
- the effect of development on the local highway network.

5.2 Each of these matters is considered below.

The principle of development

5.3 The Applicant is looking to meet the needs of the area's Muslim resident community, whom within the Borough of Blackburn with Darwen form a sizeable proportion of the community⁴. Whilst Blackburn's Muslim resident community have long settled in the inner urban areas of the town, the last decade or so has seen an increase in those choosing to reside in more suburban localities. As confirmed by the latest (2011) Census, the demographics of the Beardwood and Lammack ward has changed somewhat in the last ten years; the number of Beardwood with Lammack residents who

⁴ According to the 2011 census, the proportion of Muslims within the Borough is 27%. <http://www.neighbourhood.statistics.gov.uk/> Area: Blackburn with Darwen (Local Authority). Key Figures for 2011 Census: Key Statistics

identify themselves as Muslim has risen from 407 to 1869 since 2001. The application proposals stem from a local demand, namely from residents residing on the Beardwood estate who do not have such a facility within walking distance and must currently travel by car across town to attend daily prayers. A small-scale, localised facility as is being proposed would most certainly meet a local need and be of great convenience to local residents, namely by reducing the need to travel further afield by car.

5.4 Both local and national planning policy place a great importance on planning positively for the provision and use of community facilities (such as meeting places, cultural buildings and places of worship) and other local services to enhance the sustainability of communities and residential environments (NPPF Para 70). One of the 12 core planning principles of the NPPF is that planning *“should deliver sufficient community and cultural facilities and services to meet local needs.”* Core Strategy Policy CS11 echoes these sentiments. The proposal would also see the re-use of a vacant property; the NPPF places great emphasis on the effective use of land by encouraging the reuse of land that has been previously developed and of vacant buildings. Furthermore, the proposed use of the application site would retain a residential use on the site with the provision of a good sized flat, which is envisaged will be used by the Imam.

5.5 The applicant considers the application site as a suitable location to serve nearby residents, as it is located near the entry of the Beardwood estate and in close proximity to other amenities which serve the local community including several schools, a nursery and a golf club. Paragraph 70 of the NPPF requires planning decisions for social and cultural facilities to take account of an integrated approach to consider the location of housing, economic uses, and community facilities and services. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities (para 37).

5.6 On this basis, the proposal receives support from the spatial development policies of the adopted development plan and the NPPF advises that proposals which accord with the development plan should be approved without delay. The NPPF instructs that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole or its specific policies indicate development should be restricted. The scheme will clearly deliver beneficial sustainable development for the local community that should be granted planning permission and it will not result in any adverse impacts that would significantly and demonstrably outweigh the benefits of its approval. This is confirmed in the following assessment of the detailed material considerations relevant to the application.

The effect of development on residential amenity

5.7 Local Plan Part 2 Policy 8 *Development and People* states that proposals will be permitted where it can be demonstrated that a satisfactory level of amenity and safety for surrounding uses and for occupants or users of the development itself can be achieved. Whilst all uses generate some activity, the application proposal is not considered to be unduly noisy and there are many examples within the Borough of where such facilities, many on a larger scale, exist adjacent to residential properties⁵. They provide a valued place of worship to residents residing close by and operate without any known detriment to nearby occupiers. A recent approval (April 2017) for a similar proposal around 1.5 miles from the application site (ref no. 10/16/1320, Flat, 7 Whinney Lane, Blackburn, BB2 7BX) is testament that such uses can and do exist alongside residential properties without causing harm to the residential amenity of nearby occupiers.

⁵ See examples within Appendix 1

- 5.8 The Applicant considers the site an ideal property to house the proposed use. The property is detached and sat within a generous sized, well-screened plot. The site occupies a corner plot and is bounded to just one side by one residential occupier. The proposal would have operational hours of 5am-12 midnight but within this time, it would be utilised only for around 10-15 minutes at a time (4-5 times during the operational hours) for quiet prayer. Given the size of the property (the total floor area of the prayer facility being around 82sqm), this limits the number of potential attendees to up to around 30 although, based on other similar sized facilities and knowledge of the regular prayer attendees from the local community, it is envisaged that the actual usage will be by around half this number of people.
- 5.9 The opening hours, although ranging from early morning to midnight, are not considered to be excessive within a largely residential setting. This is further confirmed by looking at the other commercial and community uses which can found in the area including shops and a hot food takeaway⁶ within the wider Beardwood Estate as shown below. It is also important to note that after 11pm (until the next day at lunchtime), there will be only one prayer for a short 10-15 minute period.



**Figure 6. Mini commercial parade with a Hot Food Takeaway
along Columbia Way sits alongside residential properties**

⁶Zazz Hot Food Takeaway, 76-78 Columbia Way, operates daily until 11pm – See Appendix 2

- 5.10 The Applicant has instructed an Acoustic Consultant (AB Acoustics) to undertake an evidence based assessment of the likely noise impacts of the proposed development on the nearby occupiers and its findings have been submitted alongside this Statement. The report concludes that the proposal is unlikely to result in undue impacts in these respects. The operational characteristics of the proposal are such that users are likely to arrive on foot from surrounding properties which reduced vehicular comings and goings. Of the few who could arrive by car, the report provides useful recommendations to minimise potential noise impact for example, by utilising the area of car park furthers away from the one nearest identified residential property.
- 5.11 The proposed self-contained flat will provide a good quality living arrangement to its future occupier (which will be associated with the proposed prayer facility). The layout is largely made up of the existing living arrangement and all rooms benefit from good levels of natural daylight and meet the minimum space standards as set out by the *Technical housing standards – nationally described space standard (March 2015)*. The existing large garden will provide sufficient private amenity space and for bin storage whilst the existing garage provides off-road parking provision.
- 5.12 To conclude, the proposed use is not considered unduly ‘noise generating’ and is of a small-scale to serve surrounding residents who will largely arrive on foot. The property is detached and appropriately located for such purposes. The applicant has commissioned an Environmental Noise Assessment and this has demonstrated that no adverse effects are likely to arise. In these respects, the proposal accords with the NPPF which seeks to secure a good standard of amenity for all existing and future occupants of land and buildings. This is echoed by policies at the local level such as Local Plan Part 2 Policy 8 Development and People.

The effect of development on the character and appearance of the area

5.13 The application scheme does not propose any significant physical alterations such as extensions to the property. Whilst there is a new exit point and reconfiguration of the parking area proposed, the Applicant is committed to a high quality development and use of appropriate materials to facilitate this. The alterations to the property itself consist of the insertion of a number of doors and the development is therefore considered to have a negligible impact on the character and appearance of the area.



Figure 7. The application property will continue to be largely screened and views restricted from the main highway (Beardwood)

The effect of development on the local highway network

5.14 Both the NPPF and Local Plan Part 2 Policy 10 *Accessibility and Transport* seek to promote the use of sustainable modes of transport in all new developments. The central rationale behind the proposal is to reduce vehicular trips across town, as is the case for residents of the Beardwood estate who must travel further afield for worship provision due to the

proximity of a prayer facility from their homes. At present, residents have little option other than to use the private car.

5.15 The Applicant considers the site to be ideally located to serve the needs of local residents who are mostly expected to arrive on foot from surrounding residential streets (see Appendices of accompanying Transport Statement for intended catchment area). The application site is also located with good connectivity to public transport; there are bus stops located just 20m from the site. Cycle storage could also be included if the demand necessitated it and the site is best placed to be accessed on foot/bicycle. Of the few users who could potentially arrive by car, it is likely, given the family/neighbour ties, that car sharing will be common, reducing the overall number of vehicles attending the facility. The NPPF greatly favours development proposals which are less reliant on the private vehicle and instead promote sustainable modes of travel where possible.

5.16 The accompanying Transport Statement (by AZH Consultancy) addresses in specific detail the transport considerations of the proposal and concludes that permitting the proposal will in no way hinder the usability of the local highway network. In addition to the on-site parking provision and the acceptability of the new exit point on to Beardwood, the report highlights that with a total floor area of just 82sqm, the likely impact on the local highway network will be negligible and the provision for off-road parking of 11 spaces (plus the existing garage bay for the flat) would suffice. The statement also confirms that permitting the proposal will clearly prevent longer trips to larger Mosques further afield, therefore resulting in fewer overall trips, benefiting the local highway network and reducing the overall number of car journeys. This Transport Statement confirms that:

“As well as reducing the impact on the environment, the proposals will reduce the economic cost on the local community of travel and provide

a facility to those without cars which would otherwise not be available to them. The proposals therefore promote the 'three dimensions' of economic, social and environmental provision set out in the National Planning Policy Framework" – **Page 14, Transport Statement**

5.17 To conclude, given the minor-scale of the proposal, the restricted catchment area and the easily accessible nature of the site, the proposed development will not have a neutral impact on the local highway network and is therefore compliant with Local Plan Part 2 Policy 10 *Accessibility and Transport*. The scheme provides sufficient off-road parking and is clearly best placed to promote sustainable modes of movement such as walking or cycling and includes the necessary measures to do so, thus NPPF compliant. The NPPF greatly favours development which is less reliant on the private vehicle and instead promotes sustainable modes of travel where possible.

Other Considerations

5.18 The Applicant confirms the facility will generate two-part time equivalent jobs (including an Imam, admin and cleaning). Development proposals which result in job creation are supported by the NPPF and local planning policy.

6.0 Conclusion

- 6.1 This Statement has justified the merits and acceptability of the proposed use of 55 Beardwood Brow, Blackburn as a localised prayer facility (Use Class D1) with associated self-contained flat (Use Class C3). It has clearly been demonstrated that the proposed use is a small-scale, localised facility targeted at local residents and would bring about numerous benefits to local people. The proposal clearly differs to a typical Mosque, given the small-scale and limited nature of the use and the lack of an associated Madrassa. The proposal would not bring about any adverse impacts in terms of amenity or highways concerns and is considered compatible with the surrounding area.
- 6.2 The application is supported by technical reports which confirm minimal impact in terms of noise and highways. Suitable controls, such as in terms of operating restrictions can be secured through planning conditions although as set out, the physical parameters and small size of the facility govern the effect of the development.
- 6.3 Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 6.4 For the reasons provided throughout, the Local Planning Authority is kindly requested to grant planning permission.

Appendix 1- Planning consents for Mosques/Madrassas in Blackburn, close to residential settings

152 Pringle St, Blackburn

Planning Explorer

Details Page for Planning Application - 10/07/0196	
Site Address	152 Pringle Street Blackburn BB1 1SB

Application Progress Summary	
Application Registered	12-03-2007
Decision	Permits 10-05-2007
Comments Until	02-04-2007
Date of Committee	
Appeal Lodged	
Appeal Decision	

Application Details	
Application Number	10/07/0196
Site Address	152 Pringle Street Blackburn BB1 1SB
Application Type	Full Planning Application
Development Type	Continuation of Use
Proposal	Change of temporary permission for Madrasah to permanent consent
Current Status	FINAL DECISION
Applicant	Arshad Ilyas
Agent	
Wards	Queens Park
Location Co ordinates	Easting 369149 Northing 427367
Parishes	Blackburn
Appeal Submitted?	No
Appeal Decision	
Case Officer / Tel	David Green 585142
Title	Planner - Development Management
Recommendation	Permits
Determination Level	Delegated



Madni Mosque, Lancaster Place, Blackburn

Planning Explorer

Details Page for Planning Application - 10/03/0667	
Site Address	Unit off Leamington Road and rear of 26-32 Lancaster Place Blackburn

Application Progress Summary	
Application Registered	05-09-2003
Decision	Permits 23-02-2004
Comments Until	
Date of Committee	19-02-2004
Appeal Lodged	
Appeal Decision	

Application Details	
Application Number	10/03/0667
Site Address	Unit off Leamington Road and rear of 26-32 Lancaster Place Blackburn
Application Type	Full Planning Application
Development Type	Other
Proposal	Erection of a Mosque and Madressa with car park
Current Status	FINAL DECISION
Applicant	Mr A Patel (Secretary)
Agent	
Wards	Corporation Park
Location Co ordinates	Easting 367070 Northing 428320
Parishes	Blackburn
Appeal Submitted?	No
Appeal Decision	
Case Officer / Tel	Peter Gillibrand 585327
Title	Planner - Development Management
Recommendation	Permits
Determination Level	Planning and Highways Committee



Planning Explorer

Details Page for Planning Application - 10/06/0403

Site Address 41-45 Granville Road Blackburn BB2 6JS

Application Progress Summary

Application Registered	01-06-2006
Decision	Permits 26-10-2006
Comments Until	22-06-2006
Date of Committee	19-10-2006
Appeal Lodged	
Appeal Decision	

Application Details

Application Number	10/06/0403
Site Address	41-45 Granville Road Blackburn BB2 6JS
Application Type	Full Planning Application
Development Type	Other
Proposal	Retrospective consent for the demolition of 3 (no) properties and rebuilding for a mosque and madrassa including elevations, new roof and rear extension.
Current Status	FINAL DECISION
Applicant	Madresa Anwar-ul-Quran
Agent	
Wards	Corporation Park
Location Co ordinates	Easting 366958 Northing 428455
Parishes	Blackburn
Appeal Submitted?	No
Appeal Decision	
Case Officer / Tel	Peter Gillibrand 585327
Title	Senior Planner - Development Management
Recommendation	Permits
Determination Level	Planning and Highways Committee



Masjid-E-Zainabia Madressa, Jubilee Mill, Logwood Street, Blackburn

Planning Explorer

Details Page for Planning Application - 10/01/0744

Site Address Masjid-E-Zainabia/Madressa Jubilee Mill Logwood Street Blackburn BB1 9TU

Application Progress Summary

Application Registered	27-09-2001
Decision	Permits 30-04-2003
Comments Until	
Date of Committee	24-04-2003
Appeal Lodged	
Appeal Decision	

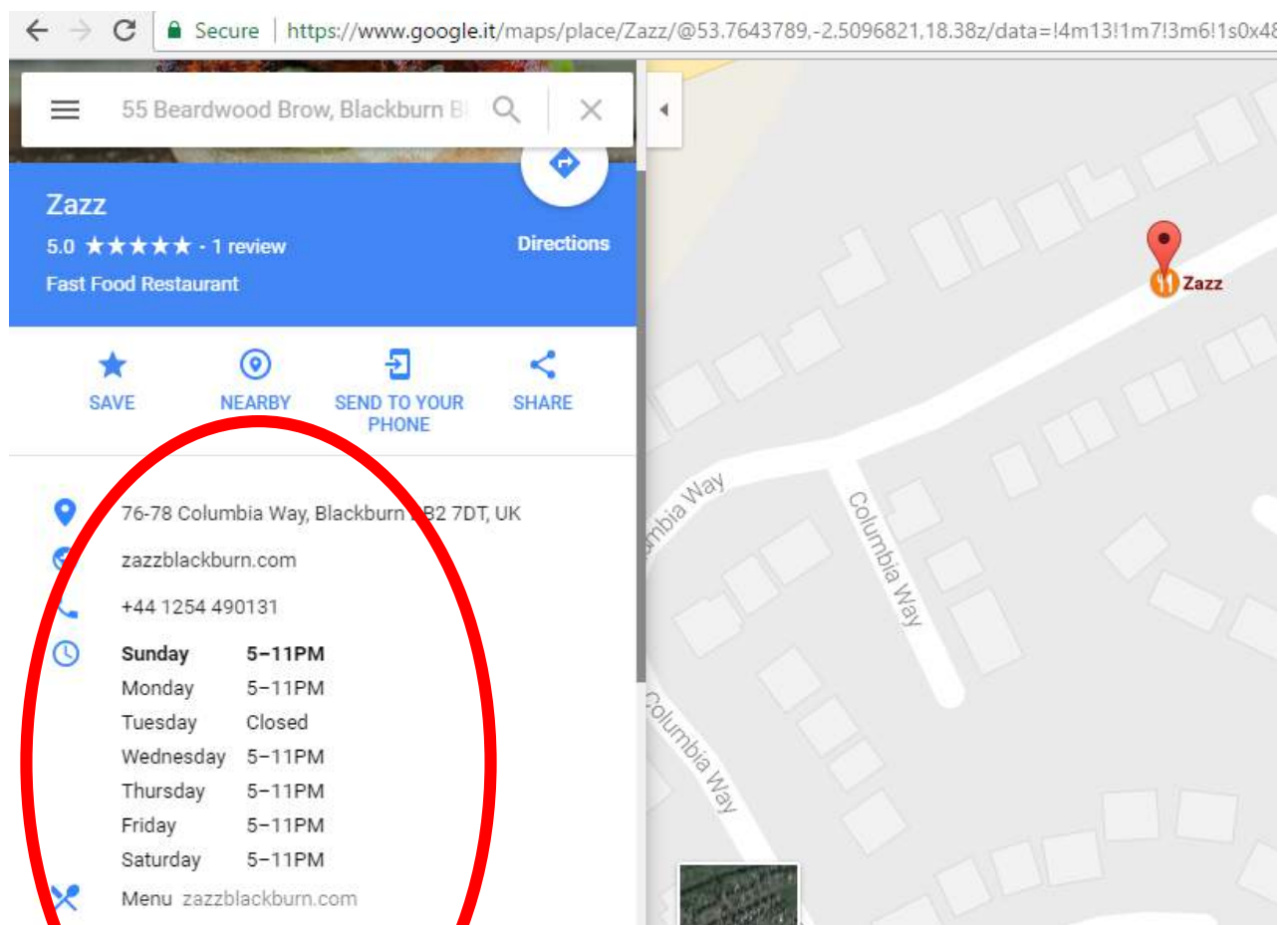
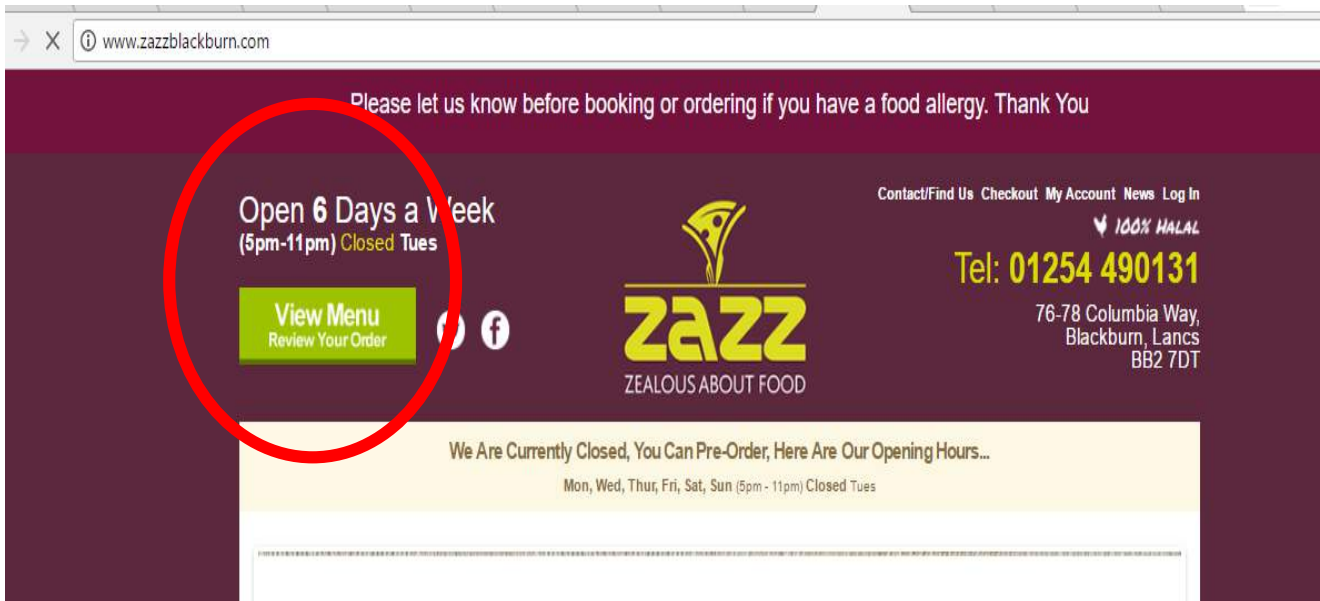
Application Details

Application Number	10/01/0744
Site Address	Masjid-E-Zainabia/Madressa Jubilee Mill Logwood Street Blackburn BB1 9TU
Application Type	Full Planning Application (Renewal)
Development Type	Other
Proposal	Religious and Education purposes (Mosque/Madrasa)
Current Status	FINAL DECISION
Applicant	Mohammed Hussain (Secretary)
Agent	
Wards	Bastwell
Location Co ordinates	Easting 368859 Northing 429493
Parishes	Blackburn
Appeal Submitted?	No
Appeal Decision	
Case Officer / Tel	Peter Prendergast 585691
Title	Principal Planning Officer - Development Management
Recommendation	Permits
Determination Level	Planning and Highways Committee



SOURCE: BLACKBURN.GOV.UK

Appendix 2. Nearby commercial uses – operating hours



Source: google online business directory