

TECHNICAL NOTE



from:	ALAN DAVIES	date:	3/10/2020
subject:	PROPOSED RE PROVISION OF A MOSQUE AND TEACHING SPACE, PARK GROVE MANCHESTER	file ref:	J617-TN1

Introduction

The site has an existing Mosque use and an approved expansion that provide a fallback for any considerations to be undertaken.

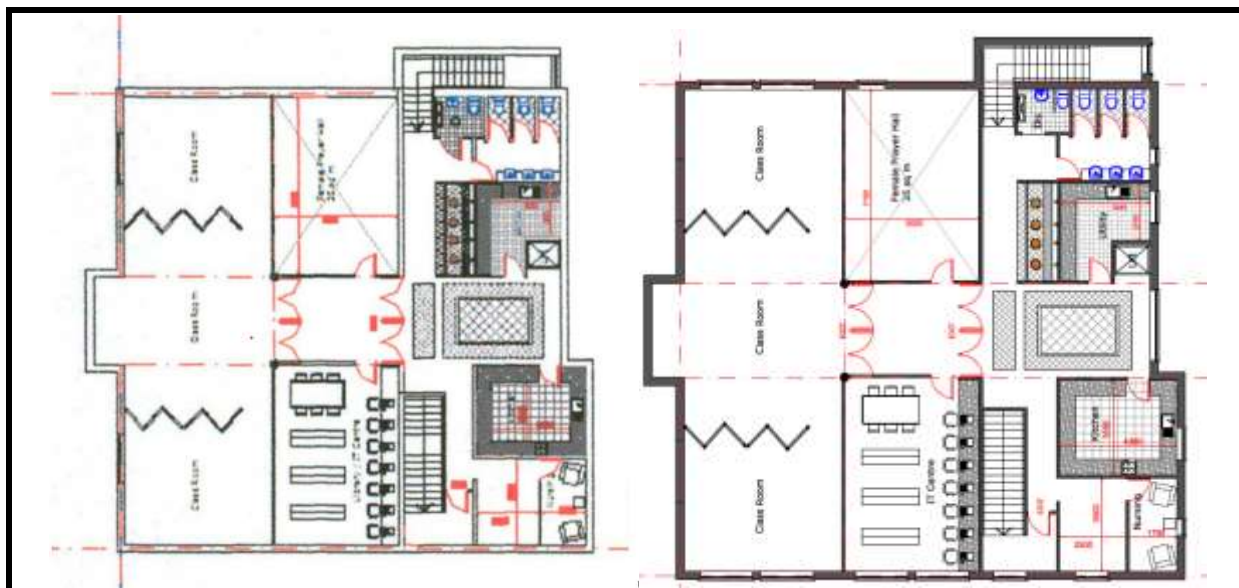
These are shown below and are deemed extant following reserve matters approvals.

110589/OO/2015/N2	Outline application for the erection of building to form place of worship with ancillary education facilities (Class D1) to include access, appearance, layout and scale following demolition of existing building	Approved with conditions	25/11/2015	17/11/2017
118790/MO/2018	Reserved Matters application to approve the proposed landscaping following the approval of outline application 110589/OO/2015/N2 for a place of worship with ancillary education facilities (Class D1)	Approved with conditions	10/01/2018	11/04/2018

Essentially the ground floor is the same as approved but with the extension to the Library space i.e., ancillary. In addition, the prayer space has been reduced from 144 overall to 105 sqm. From the current offer on site



Approved ground floor on left and proposed changes on right



Approved and proposed shows no change on first floor.

Overall the scheme has not change other than ancillary space from that previously approved and with the support of the highway authority with less parking on site and no changes need to the access.

Despite this the current application has received the following feedback.

1. To fully assess the impact on the road network it is recommended that further information is provided regarding the use of the site at full capacity in terms of vehicle trip generation.
2. 20 parking spaces, as well as one disabled parking space, are to be provided within the sites internal car park, accessed via Park Grove. In order to assess whether this is sufficient parking provision it is recommended that trip generation information is provided.
3. Whilst it has been indicated that the vehicle access will remain unaffected, we require it to be regulated to a standard entrance width with pedestrian tactile paving either side. In addition, the adjacent footway will require resurfacing once the new boundary treatments have been installed. It is also recommended that parking restrictions are applied to the vehicle entrance to keep it clear and allow the required vehicle movements for internal servicing. This will require the promotion of a traffic regulation order.
4. Therefore, should the planning application be approved then alterations to the highway will be required and are to be undertaken through S278 agreement between the developer and MCC which would include any required technical approval. The following link can be used:
https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements It is expected that all modifications / improvements to the public highway are achieved via a zero carbon footprint. Materials used during this process must also be 100% recycled and fully recyclable. Developers will be expected to demonstrate that these

standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

5. A Framework Travel Plan has been submitted as part of the application. It is recommended that a full Travel Plan is produced and is conditioned as part of any planning approval. The Travel Plan will be crucial in reducing vehicular trips at the site and will also ensure that visitors are informed of where to park to minimise the impact on existing residential parking in the area.

This Technical Note sets out the response to the points.

Item 1 and 2– Each Mosque operates in a slightly different manner, both items refer to trip generation, it should be noted that this has been approved previously.

The site will not be at maximum use daily and the peak usage time will be on Friday afternoons between 1 – 2pm. The current facility provides 138m² of prayer space designated for worship for members. The applicants are maintaining this size of prayer space within the proposed scheme as it is not envisage an increase in membership locally. The proposals are to provide improved facilities, and well-designed worship space, classrooms, library and designated administrative spaces.

Teaching meetings predominantly take place at weekends, during the evening time of 7 PM to 10 PM, although these sometimes take place during the weekdays, again during the evening time of 7 PM to 10 PM. On rare occasions some meetings are arranged during the daytime, generally between 10 AM to 3 PM. The frequency of the meetings revolve around the Islamic calendar, which are generally 2 to 4 a month or 10 to 12 a month in the peak religious season. T

Prayers

This centre only caters for evening prayers once a week on Thursdays at 8.00 pm.

- The number of expected users is 48
- The number of expected vehicles is 19

Education Classes

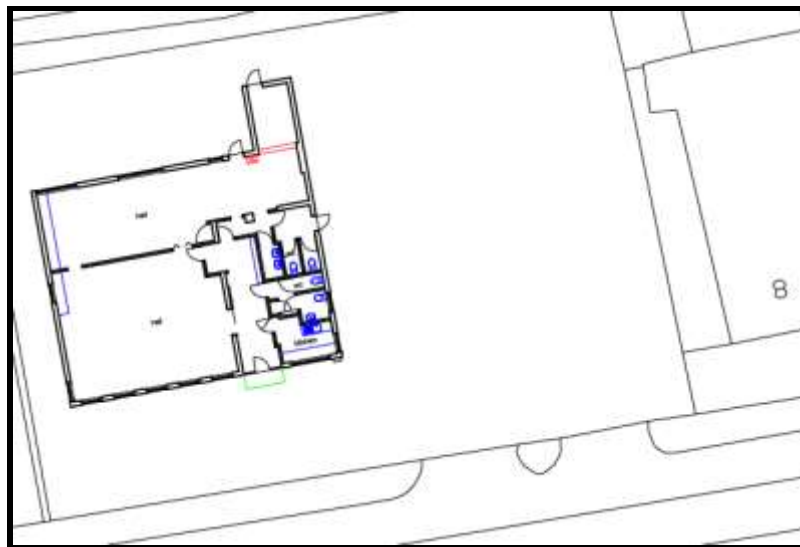
Evening Classes 5p.m – 7 p.m	Number of users	Number of Cars
Monday	10	5
Tuesday	-	-
Wednesday	10	5
Thursday	-	-
Friday	-	-
Saturday	-	-
Sunday	-	-

The car parking spaces will only be used for those visiting the centre for prayer or classes as outlined above and there will be no increase in numbers of users from the existing situation. With regard to other activities such as library, IT, administration, dining and nursing area the users of these are those that are attending for prayer or educational classes.

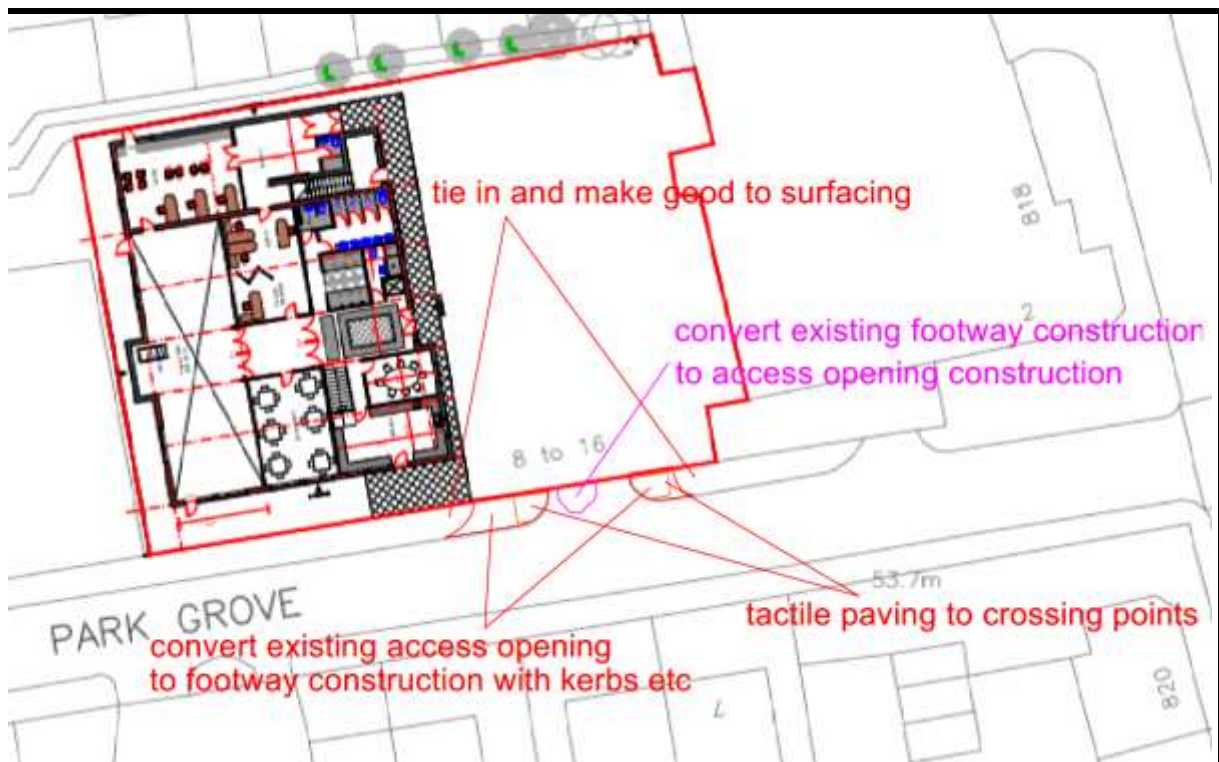
The centre has no Friday prayers held and users instead go to the nearest main mosque for this Muslim minority group. The centre has a maximum membership which refers to all the members associated with the organisation and this number of users will only ever potentially be present at the twice yearly eid events outlined above. It is confirmed that there is no potential for the venue to be used for functions such as weddings

The Mosque operates as previously approved outside the peak periods and envisages on a normal day/week that the maximum parking demand would be around 20 spaces.

Item 3 – The access for the car park changes has been previously accepted as acceptable in its proposed form with the two existing openings to be made good and changed to path construction.



J617 access fig 1 sets out the access as agreed. The existing access has no recorded issues with blocking or poor parking and the approved change to a single access did not require a TRO etc, it is not considered that the TRO request is required.



Item 4 – all highway changes will be undertaken using the councils agreed process.

Item 5 – The FTP has been updated to a TP with the latest plans etc.

Alan Davies
DTPC