



Al Raza Foundation

Centre Management Strategy.

Introduction

The AL-Raza Foundation is a religious organisation, registered with the Charity Commission of England and Wales. Our aims and objectives are to provide an educational and prayer facility for the Muslim Shi'ite religion in the local community in a peaceful and orderly manner. The foundation is currently based at 8-16 Park Grove in Levenshulme and we plan to demolish and rebuild this centre in order to provide improved facilities to our members.

We are non-profit organisation and are structured in accordance with the guidelines outlined by The Charity Commission of England and Wales. The Foundation operates in line with its constitution, which is approved by The Charity Commission of England and Wales.

Our Executive Committee (EC) is the management body for the Foundation, and its members' are also the designated Trustees for the Foundation. We also have an Executive Presidents Board, which is an advisory body. The Foundation is commercially supported by its members' monthly subscriptions and donations. We also submit full annual accounts detail to the Charity Commission of England and Wales.

Location

The Al-Raza foundation is located in Levenshulme which is an area with much cultural diversity. The Levenshulme area around Park Grove is a mixture of residential properties and commercial use along the main section of Stockport Road. Park Grove is located off Stockport Road which as a main route into Manchester City Centre is well served by public transport. The site has ample car parking (see travel plan / transport statement) however we anticipate that many users will walk to the centre.

Activities

The proposed activities are religious based and involve speeches and seminars delivered by qualified Muslim scholars to the members. These meetings predominantly take place at weekends, between 7pm and 10pm. On rare occasions some meetings are arranged during the daytime and would generally occur between 10am to 3pm.

The frequency of the meetings revolve around the Islamic calendar. There would usually be around 2 to 4 meetings a month, however this may increase to 10 to 12 during the peak religious season which occur twice a year during Eid celebrations.

Mosque Activities

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.

Attendance & Parking

The centre currently has 66 members which are virtually all family based. Some of these members would be using public transport to visit the site whilst others would use private vehicles of which we advocate car sharing and finally there will also be local people commuting on foot. We believe our proposal demonstrates we are proactive and very mindful of the welfare and wellbeing of our neighbours.

Our current site can accommodate for 14 vehicles, however our latest layout would be able to accommodate 24 spaces. Car sharing is encouraged and the users are aware there is car space limitation at the centre, and generally choose to either car share or use public transport.

With regard to the parking management this will be overseen by traffic wardens during peak times, mainly during Eid gatherings twice a year. These gatherings will be staggered over the course of the morning at 8.30 am-9.00 am, 9.30 am – 10.00 am and 10.30 – 11 am.

The parking wardens will arrive at the centre at 8 am, half an hour before the first gathering begins and will guide drivers to park as they arrive. At the end of each session they have half an hour to direct drivers in a last to park first to leave sequence in a one way direction in order to ensure the smooth flow of traffic.

With regard to the provision of a survey as we did for Beresford Road, this is a slightly different situation as being a minority Muslim group the users do not all live in close proximity to the centre. Many will predominantly use public transport or car users as per our table. We do not believe a survey will serve the correct in this case.

It is expected that on the Eid gatherings each session will attract approximately 30% of the members. Of this 30% we expect under half (approx. 40%) to drive to the centre, the rest of the users will arrive by public transport, cycling, walking and car sharing (for example families). Therefore we do not envisage any overspill parking onto Park Road and therefore there is unlikely to be any impact on resident parking in the area.

With regard to the layout of the carpark, please find attached a revised plan showing dimensions in accordance with MCC minimum standard required and we can confirm that there are no coaches or minibuses' parking at the site.

Cycling Parking

Please find attached revised drawing showing location of cycle parking for visitor / staff use.

Neighbour cooperation.

Al-Raza foundation has a great respect for neighbour welfare and has had a good relationship with the surrounding mosques, namely AL Madina Mosque (off Stockport Road) and Bohra Mosque, situated on Woodfold Avenue off (Stockport Road). As the latter is located in the direct vicinity of Al Raza foundation, for 15 years we have worked directly with their management/committees to ensure that traffic congestion is eased during busy periods such as Eid. Furthermore, we regularly meet to discuss community issues, car parking and common areas of interest.

Broadly, have agreement from them on the following:

1. We have a mutual shared car parking scheme as we ensure our events are staggered to avoid congestion. Although we are quite self-sufficient with our current parking facilities we are also able to utilise the neighbouring mosques if required.
2. Programmes for both centres are not to be held on the same day where possible.
3. Bohra Mosque to commence all programmes at least 1 hour earlier (on days where programmes are held simultaneously).

This cooperation covers the following events

- 1) During Thursday gatherings.
- 2) During Eid festivals.
- 3) During visits by lecturers and scholars

Trip Generation

It is important to underline the facts that were not clear in our initial design and statement and have been clarified in a revised design and access statement supplied to you. Namely that at this centre no Friday prayers are 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. This not refer to weekly numbers of users. We would also like to confirm that there is no potential for the venue to be used for functions such as weddings.

The use of public transport and walking to the mosque will be encouraged in the following ways;

- 1- Regular notification that the mosque encourages environmental awareness as it is part of the Islamic tradition to believe that every step one takes on foot is greatly rewarded.
- 2- Bulletins on notice board to include transport timetables, information on cycling and availability of bike spaces and the benefits of walking.
- 3- For those that do drive to the mosque car sharing will be encouraged through the sermons and notice board.
- 4- It is planned that leaflets will be printed to explain about the local bus routes and public transport.

Servicing

We would like to confirm that the centre is already in contract with Aeolia Services who regularly collect the bins from the current location and move them to Park Grove where the refuse vehicle are able to pick this up.

Design for Security

You have written that Greater Manchester Police expect a full Crime Impact Statement due to the size and nature of the proposal. We are already progressing with this statement and have contacted GMP however due to their workload this will not be ready by the time that you need to determine this application. We would be most grateful if you allow for this to be a condition of any permission.

We can also confirm that the proposal has been designed and will be constructed to Secured by Design standards including laminated glazing, security certified windows and doors.

I hope the enclosed is sufficient for the application to move forward and please do not hesitate to contact me should you require any further information.

Additional Information

We have a good working relationship with the management committee of the Bohra mosque located on the adjacent street. Their programmes generally finish before 7 pm and this allows their community to use our car park and vice versa, thereby alleviating traffic build up in the area and on street parking. To further reduce any additional traffic, we have agreement with a local carwash, located adjacent to the Al Raza premises (fig. 1) for use of their site after 6:30 pm after which the business is closed. This will allow for an additional 15-20 cars to park at the car wash site. Therefore, this allows our congregation to park in 3 separate locations (onsite at Park Grove premises, the car wash and Bohra community car park). All can be seen the fig 1 below.

In order to better manage the traffic situation further, we are proposing to have a number of volunteer wardens/marshals (up to 4) to manage the onsite/offsite parking as part of the car park management plan. The main function of these will be to co-ordinate the parking. Further, we are proposing to issue parking packs to our congregations which will contain relevant information on where to park (including maps), permits for parking, etc. This will ensure that only Al Raza members will be parking at the specified locations and it will allow our wardens/marshals to manage who is parking where and at which location.

As an ongoing project, it is proposed by Al Raza foundation to maintain and update the travel plan during the year and continually monitor it to ensure traffic levels remain low by surveying journeys to site, making sure there is no spill over onto the streets, etc. It is also proposed to enlist a travel plan co-ordinator to manage this. Further, the new plan will increase the number of cars allowed onsite from 14 to 24. It is also proposed that the lighting in the onsite car park being increased to maximum coverage.

As the centre is mainly open on Thursday evenings only for 9-10 months of the year, traffic levels should remain low. At any busy periods, volunteer wardens/marshals will ensure that systematic order is maintained and cars are kept off the streets as much as possible.

The centre has been approached by various commercial organisations in the immediate area, requesting for use of our car park at the Park Grove premises. This is duly being considered, and if

granted, it will reduce the on street parking situation for residents during working hours 9 am -6 pm, Mon-Fri. This will be of significant benefit to the local residents.

Should full planning permission be given, prior to first use of the building a full schedule of operating hours, including during festivals and celebrations, shall be submitted to in writing for approval by the City Council. Thereafter the use of the building and other activity at the site, shall be confined to those approved operating hours.

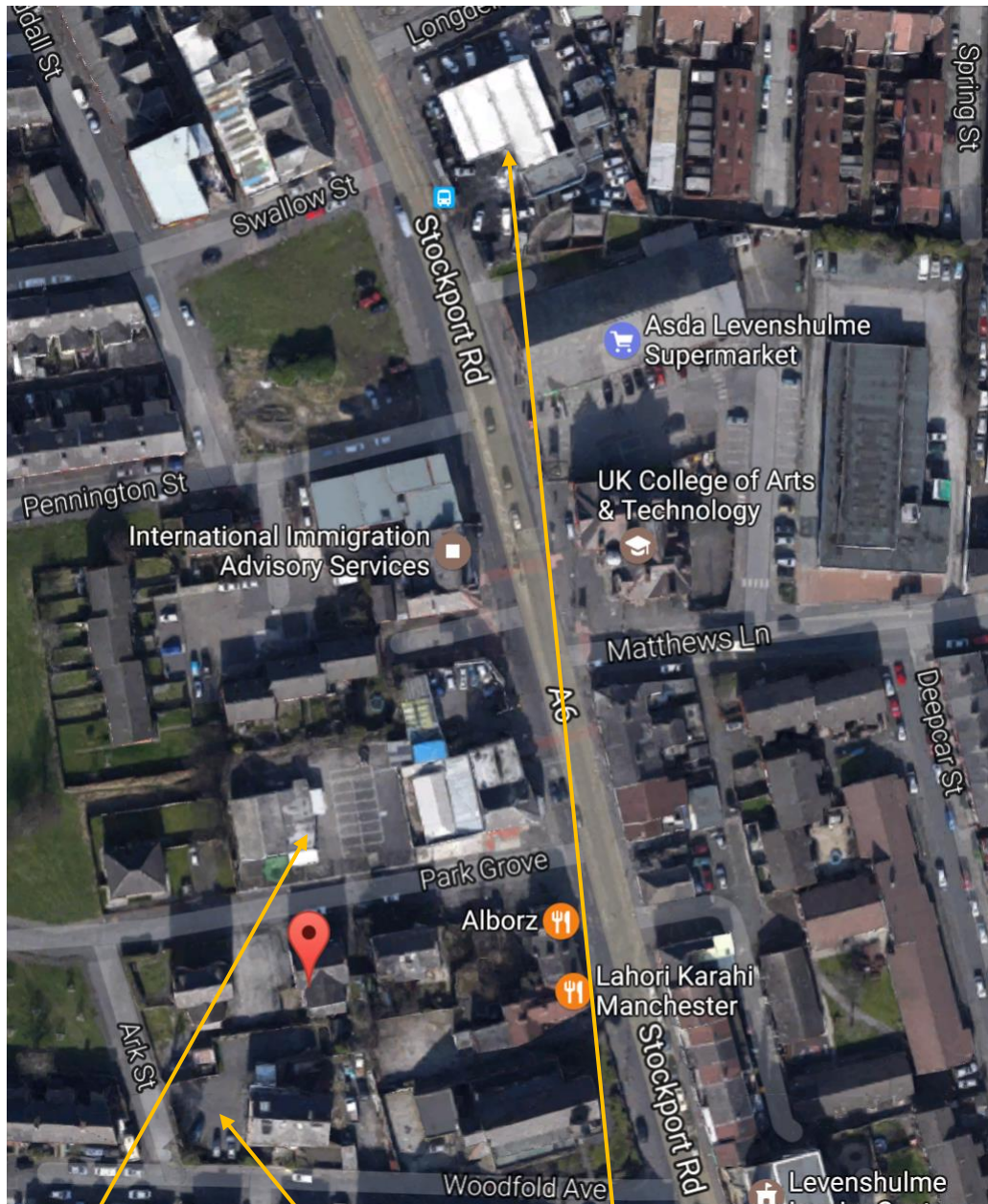


Fig. 1

Current AI Raza site

Additional parking at car wash

Additional parking at Bohra mosque car park

Kind Regards
Mosque Chairman