



INSPIRE | DESIGN | CREATE

Design & Access Statement

Applicant:

Al-Raza Foundation
8-16 Park Grove
Levenshulme
Manchester
M19 3AQ

Site Address:

8-16 Park Grove
Levenshulme
Manchester
M19 3AQ

Proposal:

Planning application for the erection of a new community centre with a place to worship, with ancillary education facilities and demolition of existing building. No change to existing established use.

Agent:

ML Design
4 Fairview Avenue
Levenshulme
Manchester
M19 2AN

Prepared by:

Mr. Muneeb Z Lokasher
T: +44 (0) 161 8182 786
M: +44 (0) 772 2524 205

Date:

29/06/2020

Revisions:

Revision	Date	By	Notes
A	29/06/20	ML	Issue for Planning Application



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Introduction

This Design Statement is submitted to Manchester City Council in support of a Planning Application. This Planning application is for the erection of a new community centre with a place to worship, with ancillary education facilities and the demolition of the existing building. No change to existing established use.

This Design Statement should be read in conjunction with the following:

- Planning Application forms
- Ownership Certificates
- Approved Planning Applications: (110589/OO/2015/N2 & 118790/MO/2018)
- Drawing numbers: 1144_0001 – 1144_8000
- All documents in Appendix

Background

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 base at 8-16 Park Grove in Levenshulme and we wish to demolish and rebuild this centre to provide improved facilities to our members.

We are a non-profit organisation and are structure 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 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.

This document consists of all previously requested information and also includes information that was conditioned to the previous planning applications that had been approved. If there is additional information that is required, please get in touch.

Location

The Al-Raza Foundation wishes to provide a new and improved facility for their members at 8-16 Park Grove. Levenshulme is a very diverse and multi-cultural area with ethnicities from all around the world, and the community centre aspect of the proposal will cater for this need. The centre currently caters for the local-residents and we anticipate that most users will walk to the centre, even though there is ample car parking space available on site. (Please refer to the travel plan/transport statement)

Park Grove is located off Stockport Road (A6,) a main route into the Manchester City Centre and therefore very well served by public transport. The local surrounding area around Park Grove is a combination of both residential and commercial properties, with individual uses ranging from groceries, leisure, retail and trade.

The scheme proposed in the application will improve the material appearance of the site and therefore enhance the street scene aesthetics and the investment will benefit the local area overall.

Planning History

The planning history of the site is as follows.

Application Ref:	Proposal	Status	Date Registered	Date Decided
108364/OO/2015/N2	Outline application for the access, appearance, layout and scale of a place of worship following demolition of existing building including alterations to access from Park Grove	Withdrawn	12/05/2015	17/06/2015
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

This application is being submitted since the previous approved application has expired. Our client faced a delay in resolving and discharging all conditions attached to the previous application due to sad demise of the previous architect/agent.

Existing Approved Developments Setting Precedent

From a review of other similar proposals in the local area submitted on the Manchester City Council planning search facilities, Noor Masjid, Woodfold Avenue, Levenshulme, Manchester M19 3AP, and The Islamic Academy of Manchester, 347-349 Stockport Road, Longsight, Manchester M13 0LF both have had planning approval for a much larger new-build. The size, scale and massing of both approved and built schemes (Noor Masjid and The Islamic Academy of Manchester) are much larger in comparison to the proposal of Al-Raza Foundation.



Noor Masjid, Woodfold Avenue, Levenshulme, Manchester M19 3AP



The Islamic Academy of Manchester, 347-349 Stockport Road, Longsight, Manchester M13 0LF

Design Principles

Use

This proposal relates to the erection of a building to form the place of worship for Al-Raza Foundation with ancillary education facilities (Class D1) following demolition of the existing building. The proposal would not change the use from existing.

Amount

The proposed development aims to enhance the existing facilities, but not to increase the amount of members. Additional ancillary education facilities are proposed within the new scheme to allow more efficient use of the centre.

Layout

The layout of the community centre is split over two floors, with the ground floor being used for the male prayer hall and other ancillary spaces. The first floor is where the female prayer hall is based along with other educational spaces. (Further detail under 'design philosophy' heading.)

Landscaping

There is some landscaping proposed on site, mostly decorative elements. There are many existing trees outside the site boundaries, that are over grown onto the site – these will be maintained.

Appearance

The proposed external walls are to be built from brick with a composition of decorative bricks to enhance the character of the building. Aluminium glazing screens are proposed to be used to filter natural light through the building. The main entrance is made from bespoke architectural glazing systems. The roof accommodates a bespoke GRP dome. All materials to be agreed with planning office prior to commencement of works.

Environmental Considerations

Our client is keen to explore 'green' buildings and are considering to take several steps to reduce carbon emissions. The proposed development will have efficient double or triple glazing systems, an efficient recycling of waste, where heavy emphasis will be on reuse and recycle. Natural ventilation will be operated through openable windows.

Noise levels are to be minimal as main activities consist of prayer and educational classes. The site can accommodate several cars for parking, however the committee motivate car share, public transport and walking to its members, which has proven to be quite successful over the past few years.

Access

This part of the statement is in accordance with design for access two documentations.

The point of access into the site remains the same as existing, however is proposed to be improved with better boundary treatments and secured gates.

The main entrance of the community centre will be via a level access from external to internal, using aluminium double-glazed double doors. External area to be paved (or similar.) Once entered, you will arrive in an entrance foyer which in turn will lead to the kitchen to the left or the ablution area to the right. From the main Entrance foyer, there will be doors to the prayer hall. A lift is situated to the right for disabled use. An ambulant staircase will lead up to the first-floor level, before the double doors to the ground floor prayer hall. This staircase will have a 1100mm high handrail to comply with Part K regulations. There are several fire doors proposed to be fitted and to create escape routes and all external doors have 1000mm wide clear openings. Disabled toilets are situated on both ground and first floor. All floor finishes are non-slip.

Proposal

This Planning application is for the erection of a new community centre with a place to worship, with ancillary education facilities and demolition of the existing building. No change to existing established use.

Development Aims:

The main aim is to enhance the existing centres facilities both internally, to create better functional spaces and externally to provide a positive addition to the locality. The scheme will not only benefit the local area in terms of improving the aesthetics, but also have a positive effect on the local economy through the employment of local skilled workers, such as security, gardeners, lecturers, teachers, taxi firms, printers, caterers and the construction trade throughout the build.

The new scheme is designed to allow the centre to fulfil its potential in serving its members, through enhancing and increasing the benefits and facilities it provides and not to increase the number of members. The new scheme is intended to be inclusive, safe and environmentally sensitive. The committee desire a building that is well designed, both internally and externally so that a sense of pride will be instilled in its users and to be well connected and open to the local community, in a time where the bridges between the Muslim community and the wider surrounding community must be built upon.

Development Users:

The site is predominantly used by the Foundations member's, there are currently 125-150 members who are virtually all family based. Most members access the site via public transport whilst others would use private vehicles, normally arriving with several family members in each vehicle. The Foundation also regularly motivate their members to car share, use public transport and to walk to site, all of which have been received very well by the members. The site currently accommodates 15-18 vehicles; however, the proposed scheme allows for additional car park spaces. The site will not be at maximum use daily and the peak usage time will be on Friday afternoons between 1 – 2pm. Our neighbours' welfare and wellbeing are at the forefront of any activity or usage of our centre and we always try to be proactive and mindful.

Our current facility provides 138m² of prayer space designated for worship for our members. We are maintaining this size of prayer space within the proposed scheme as we do not envisage an increase in our membership. The proposals are to provide improved facilities, and well-designed worship space, classrooms, library and designated administrative spaces.

Development Activities:

Al-Raza Foundation usually holds religious based activities such as speeches, seminars and lectures

delivered by qualified Muslim scholars to the members'. These meetings predominantly take place at weekends, during the evening time of 7pm-10pm and occasionally during the weekdays too, at the same time. On very rare occasions, some meetings are arranged during the daytime, generally between 10am-3pm. The frequency and timings of these meetings are depicted by the Islamic Calendar, and range between 2-4 a month or 10-12 a month during peak religious season. There are normally no more than two peak religious months per year.

Design Philosophy:

The design language used in the proposed scheme is fundamentally based on enhancing the existing community centre facilities for its members as well as providing the local community with a community centre that is practical and fulfils the needs of the users. The proposed design is to have a positive impact on the community that is non-conflicting with its surroundings. The building is to be environmentally sensitive. Our aim was to provide an architectural solution that expresses traditional forms in contemporary materials in contemporary ways.

Ground floor: Once you have entered, you will arrive in a double-heighted entrance foyer which leads to the kitchen to the left or the ablution area to the right. The foyer will be very bright, and lit through ceiling roof lights. From the main entrance foyer, there will be stairs leading down to the prayer hall. A disabled lift is situated to the right. An ambulant staircase will lead up to the first-floor level, before the double doors to the ground floor prayer hall.

The prayer hall is intended to be one that is calm, peaceful and filled with natural light. The focus upon entering is to the rear of the building.

The ground floor also accommodates the conference room, office, kitchen and archive.

First floor: The main use of the first floor is for educational use, consisting of classrooms, IT lab, a management office and a social hub. The social hub looks over the entrance foyer, and forms part of the double-heighted space. A handrail will be installed with a height of 1100mm to comply with part K of Building Regulations. A smaller prayer space is also available for the female members of the foundation, located on the first floor.

Outstanding Conditions (attached to previous planning application)

This planning application aims to address most conditions that were listed in the decision notice letter for application number: 110589/OO/2015/N2. The complete decision notice has been added to this document as **Appendix 1**. Please refer to the numbering system from the original decision letter when reading through the below.

- 1) This had been carried out by the previous architect, but as mentioned earlier in the document, he sadly passed away during this time frame and our client were faced with finding an alternative agent at the time.
- 2) Reserved Matters application to approve the proposed landscaping following the approval of outline application 110589/OO/2015/N2 was submitted and approved. Please see planning application number: 118790/MO/2018.
- 3) Not applicable at this stage.
- 4) Not applicable at this stage.
- 5a) Preliminary Risk Assessment has been carried out and attached as **Appendix 2** to this document.
- 5b) Not applicable at this stage.
- 6) Not applicable at this stage.
- 7) A new waste management strategy has been created. Please see **Appendix 3**.
- 8) Please see the acoustics strategy document attached as **Appendix 4**.
- 9) There is no proposed externally mounted ancillary equipment, however if this changes it will acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council.
- 10) Please see drawing attached in **Appendix 5** to see new boundary treatments.
- 11) Please see **Appendix 6** to see the Environmental Standards Statement.
- 12) Please see **Appendix 7** to see the hard & soft landscaping treatment scheme.
- 13) Please see **Appendix 8** to see the Security Design Scheme and Measures Report and **Appendix 9** to see the Crime Impact Statement produced by GMP service.
- 14) The demolition of the existing building will be carried out in full accordance with the submitted Method Statement for Demolition Works at Al Raza Foundation, stamped as received by the City Council, as Local Planning Authority, on 18 November 2018.
- 15) Please see **Appendix 10** to see the New Bat Survey.
- 16) A report demonstrating how foul and surface water associated with the development will be drained on separate systems, is currently being produced and will be shared with the planning office as soon as it has been completed. It will form **Appendix 11**
- 17) A surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion), is currently being produced and will be shared with the planning office as soon as it has been completed. It will also form **Appendix 11**
- 18) Please see **Appendix 12** to see the Construction Management Plan.
- 19) Please see **Appendix 13** to see the Framework Travel Plan.

- 20) Not applicable at this stage but we intend to stick to the originally scheme as can be seen in Appendix 7 and relative to condition 12.
- 21) Bicycle storage has now been highlighted on drawing number: 1144_7000. **Appendix 14**
- 22) Noted.
- 23) Not applicable at this stage, but we intend to stick to the pre-approved advice in the framework travel plan and centre management strategy.
- 24) Noted.
- This design and access statement is to be read in conjunction with the Centre Management Strategy. **Appendix 15.**
 - Additional Supporting Information relating to alternative and overfill parking arrangements can be found in **Appendix 16.**

Conclusion

This planning application for the erection of a new community centre with a place to worship, with ancillary education facilities and demolition of existing building and no change to existing established use which is also following on from existing approved schemes (110589/OO/2015/N2 & 118790/MO/2018) should be granted.

The proposed brickwork, roof coverings, pedestrian doors and glazing will match the existing approved scheme and any new materials introduced will be consulted with the planning department prior to use. Our client is keen to satisfy and adhere to all related planning guidelines.

The proposal does not result in any unacceptable detrimental impact on the character of the existing or surrounding dwellings/buildings and therefore we feel that having had an approval for the previous scheme and since we have satisfied all previous conditions, this planning application should be granted.

APPENDIX 1

DECISION NOTICE

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Al Raza Foundation
8 - 16 Park Grove
Manchester
M19 3AQ

Agent (if used)

N Gedal
4 Rutters Lane
Stockport
SK7 5AY

Part 1 – Particulars of the application/development

Proposal: 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

Location: 8 - 16 Park Grove, Levenshulme, Manchester, M19 3AQ

Date of application: 25 November 2015

Application number: 110589/OO/2015/N2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In particular improvements have been secured in relation to the relationship of the building to surrounding properties and in the car parking arrangements for the site.

Condition(s) attached to this decision

1) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The site location plan and drawings numbered RF 01, RF 02 and RF 03
Noise Assessment report dated 8 September 2015 (ref:20150908 7501.Longsight Mosque)
Initial Bat Survey dated 24.4.2015
Method Statement for Demolition Works at Al Raza Foundation
DTPC Framework Travel Plan dated October 2015 (ref:J617/FTP)

All stamped as received by the City Council, as Local Planning Authority, on 18 November 2015

Drawings numbered RF 04 rev A, RF 05 rev A, RF 06 rev A, RF 07 rev A, RF 08 rev A and RF 09 rev A, stamped as received by the City Council, as Local Planning Authority, on 10 January 2016.

Al Raza Foundation - Design & Access Statement dated 15/11/2015 and stamped as received by the City Council, as Local Planning Authority, on 26 January 2016.

Al Raza Foundation Centre Management Strategy stamped as received by the City Council, as Local Planning Authority, on 9 February 2017.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Prior to any works above ground commencing samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The approved materials shall be used in the construction of the development.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy.

5) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

6) Prior to first use of the building a full schedule of operating hours, including during festivals and celebrations, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. Thereafter the use of the building, and other activity at the site, shall be confined to those approved operating hours

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation once the development is completed, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

7) The details contained within the Waste Management Strategy, dated 24 November 2015 and stamped as received by the City Council, as Local Planning Authority, on 25 November 2017, and the waste management arrangements indicated in the Al Raza Foundation Centre Management Strategy stamped as received by the City Council, as Local Planning Authority, on 9 February 2017 and the arrangements indicated on drawing number RF 04 rev A, stamped as received by the City Council, as Local Planning Authority, on 10 January 2016, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies DM1, EN19 and SP1 of the Manchester Core Strategy.

8) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority, prior to first use of the development and thereafter retained and maintained.

Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 42dB and 36dB, respectively.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Manchester City Council Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy.

9) Any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment, prior to the first use of the building.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Manchester City Council Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy.

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) and notwithstanding the details shown on the approved plans, no development works shall take place until there has been submitted to and approved in writing by the City Council, as local planning authority, a plan indicating the positions, design, materials and type of any new boundary treatment to be erected. The boundary treatment shall be completed before the approved building is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

11) Prior to any above ground works commencing on site an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency. The approved scheme shall be implemented as part of the development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework.

12) Prior to any above ground works commencing a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy

13) The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to secured by design specification, have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details.

Reason

To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

14) The demolition of the existing building shall be carried out in full accordance with the submitted Method Statement for Demolition Works at Al Raza Foundation, stamped as received by the City Council, as Local Planning Authority, on 18 November 2018.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

15) Prior to demolition works commencing on site a survey of the site and building shall be undertaken, to determine if any signs of bat roosting are found or suspected, in accordance with the recommendations of Initial Bat Survey dated 24.4.2015 and stamped as received by the City Council, as Local Planning Authority on 18 November 2015. If bats are found to inhabit this building, no development should commence until a scheme for the conservation of this species has been agreed with the City Council, as Local Planning Authority and Natural England.

Reason

To provide and ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and in order to comply with policies DM1 and SP1 of the Manchester Core Strategy.

16) Prior to above ground works commencing on site details should be submitted to and approved in writing by the City Council, as Local Planning Authority which demonstrates

that foul and surface water associated with the development will be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution,, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

17) Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies DM1, EN14 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

18) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Parking of construction vehicles;
- Wheel washing facilities; and
- Sheeting over of construction vehicles.
- Site security

The development shall only be carried out in accordance with the approved Construction Management Plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

19) Within 6 months of occupation of the new building the submitted Framework Travel Plan shall be upgraded and submitted to and agreed in writing by the City Council as Local Planning Authority. The revised travel plan shall relate to the individual activities being carried out at the site, including worship and educational uses and shall include:

- i) Measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development;
- ii) A commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time;

- iii) Mechanisms for the implementation of the measures to reduce dependency on the private car;
- iv) Measures for the delivery of specified travel plan services;
- v) Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority.

In addition the travel plan would be required to be updated with EID travel survey data annually.

Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

20) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies DM1 and T2.6 of the Manchester Core Strategy.

21) Facilities for bicycle parking at the development shall be completed and made available in accordance with details that shall be submitted to and approved in writing by the City Council, as Local Planning Authority prior to the first use of the development hereby approved. The approved space and facilities shall then be provided prior to the use of the building commencing and shall thereafter be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

22) No external loudspeakers, amplifiers, bells, tannoys, or other similar public address systems used in association with the use of the premises, including in association with 'call to prayer'.

Reason

In the interests of the amenity of the occupiers of nearby residential properties, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

23) Car parking at the site shall only operate in accordance with the car parking management details indicated in the submitted Al Raza Foundation Centre Management Strategy stamped as received by the City Council, as Local Planning Authority, on 9 February 2017. For the avoidance of doubt this includes the staggering of gatherings and use of car park marshalls during celebrations, and the ongoing sharing of car parking facilities and staggering of events with the indicated nearby places of worship. If, at a future time, these shared car parking facilities are no longer available, or a written request is made by the City Council, to review the car parking arrangements, within one month of such an occurrence, revised arrangements, including any required highways mitigation measures, shall be submitted to and approved in writing by the City Council as Local Planning Authority, and be made available within a timescale to be agreed with the City Council, as Local Planning Authority, and shall thereafter be retained.

Reason

To ensure the effective management of car parking at the site and in order to reduce levels of on-street parking in the vicinity of the site, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

24) The windows in the northern, eastern and southern elevations of the building (i.e adjacent to Park Grove and the common boundaries with no. 22 Park Grove and 15-25 Midway Street) shall be fitted with obscure glazing, and fixed shut at least up to a level of 1.7 metres above floor level. The windows shall thereafter be maintained in that condition.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Date: 17 November 2017

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

APPENDIX 2

PRELIMINARY RISK ASSESSMENT



EARTH ENVIRONMENTAL
& GEOTECHNICAL

GeoEnvironmental Desk Study

Park Grove

Levenshulme

July 2020

For

ML Design

On behalf of

Al-Raza Foundation

Earth Environmental & Geotechnical Ltd
Houldsworth Mill Business & Arts Centre
Houldsworth Street
Stockport
SK5 6DA

Tel : 0161 975 6088

Email info@earthenvironmental.co.uk
www.earthenvironmental.co.uk



**PARK GROVE
LEVENSHULME
PHASE I GEOENVIRONMENTAL DESK STUDY
FOR
ML DESIGN
ON BEHALF OF
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Report No. A3599/20

JULY 2020

Report Title:	Park Grove, Levenshulme Phase I GeoEnvironmental Desk Study
Report Reference:	A3599/20
Client:	AL-RAZA Foundation
Issue Date:	3rd July 2020
Drafted By:	A Ellams
Reviewed By:	A Czarnecki
Authorised By:	A Czarnecki

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The findings and opinions conveyed in this report are based on information obtained from a variety of sources as detailed and which Earth Environmental & Geotechnical assumes to be reliable but have not been independently confirmed. Therefore, Earth Environmental & Geotechnical cannot and does not guarantee the authenticity or reliability of third-party information it has relied upon.

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1.0 INTRODUCTION

Appointment

- 1.1 Earth Environmental & Geotechnical Ltd has been commissioned by Miraj Architectural Design (the Client) on behalf of the Al - Raza Foundation, to undertake a Phase I GeoEnvironmental Desk Study for the proposed development on the land at 8-12 Park Grove, Levenshulme, Manchester.
- 1.2 It is understood that the Client wishes to demolish the existing building and construct a new community centre and mosque.
- 1.3 Existing vehicle access will be kept.
- 1.4 A proposed development plan for the site is shown in Figure 1 below.

Figure 1 Proposed Development Plan



Objective

- 1.5 The purpose of the Desk Study is to collate available geological and environmental data for the site (and its environment) and provide a preliminary geotechnical and geo-environmental appraisal, with a site-specific conceptual model. This enables a preliminary assessment of geo-environmental risks to be undertaken and, if necessary, provides information for the design of a Phase 2 Ground Investigation.

Scope

- 1.6 The Phase I Environmental Desk Study comprises of a site reconnaissance visit and a review of the following information sources, some of which was provided by the client.
- British Geological Survey online maps.
 - Google Earth imagery.
 - Environment Agency online mapping data.
 - Historical Ordnance Survey maps.
 - The site and surrounding areas environmental, geological and mining data presented in the site specific GroundSure Reports (Appendix 1).
 - Coal Authority Interactive Viewer.
 - Manchester City Council Planning Portal.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located in Levenshulme, Manchester, Northwest England approximately 4.8km from Manchester City Centre. The approximate National Grid Reference for the centre of the site is SJ 87286 94680 (X: 387286, Y: 394672) with the closest postcode being M19 3AQ.
- 2.2 The site is a near square shaped parcel of land with current access via Park Grove to the south. The maximum dimensions of the proposed site are 28.3m north to south and 38.1m west to east. The site occupies an area of approximately 0.11ha.
- 2.3 The site currently consists of a single storey building on the west side of the site and a car park on the east side with a small storage building in the north east corner.
- 2.4 The general surrounding area comprises predominantly of residential dwellings with commercial buildings located adjacent to the site to the east.
- 2.5 A location plan is shown below as Figure 2, together with a recent site photograph as Figure 3 (overleaf).

Figure 2 Site Location Plan



Figure 3 Site Photograph



Site Utility Services

- 2.6 Site service plans have not been obtained for the site on behalf of the client. The status of all services should be checked prior to any development (including site investigation) commencing.

3.0 ENVIRONMENTAL SETTING

- 3.1 The geology of the site is covered by British Geological Survey (BGS) online data and the site specific GroundSure Enviro+Geo Insight report (Appendix 1).
- 3.2 Environmental conditions are covered by Environment Agency (EA) and British Geological Survey (BGS) online data, and the site specific GroundSure Enviro+Geo Insight report (Appendix 1).

Geology

- 3.3 The BGS states that the site is not underlain by artificial deposits.
- 3.4 The site is underlain by superficial deposits of till, comprising Diamicton.
- 3.5 The solid geology beneath the site is shown to be the Chester Pebble Beds Formation, comprising sandstone of the Triassic era.
- 3.6 There are 5 records of linear features within 500m of the site boundary. The closest record refers to a geological fault located 79m to the west of the site.
- 3.7 There are no records of landslips within 500m of the site boundary.
- 3.8 There is 1 borehole record identified within 250m of the site. The closest record is located 197m to the north of the site (BGS Reference: SJ89SE13), drilled in unknown year, is summarised below:
- Made Ground to 0.91m
 - Brown clay to 5.33m at base of borehole
- 3.9 The site is in an area where the hazard rating is negligible with regard to compressible deposits and soluble rocks. The hazard rating is very low with regard to shrink swell clays, collapsible deposits and running sands. The hazard rating is very low to moderate with regard to landslides.

Ground Workings

- 3.10 There are no records of historical surface ground working features identified within 250m of the site boundary.
- 3.11 According to the BGS, there are no records of a British Pit within 500m of the site.

Mining and Other Underground Workings

- 3.12 The site is not located within the specified search distance (1km) of an identified coal mining area. Reference to the Coal Authority Interactive viewer shows the site is not located within a Coal Mining Reporting Area.
- 3.13 There are 2 records for non-coal mining areas located within 1km of the site including a mineral vein located 377m southwest of the site. The BGS states:

'Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered'.

- 3.14 There are no areas of brine extraction, gypsum extraction, tin mining or clay mining within 1km of the site.
- 3.15 There are no records for non-coal cavities or natural cavities identified within 1km of the site.
- 3.16 There are 3 records for historical underground working features identified within 1km of the site. The closest record refers to a tunnel located 885m south of the site boundary, mapped in 1974.

Radon Potential

- 3.17 The property is not located in a Radon Affected Area, as less than 1% of the properties are above the Action Level. Therefore, no protection measures are necessary.

Hydrogeology and Hydrology

- 3.18 The superficial deposits are classified by the Environment Agency (EA) as a Secondary Undifferentiated Aquifer. The till deposits of Diamicton have a mixed flow type and a low to high permeability. The BGS states the following:

Secondary Undifferentiated Aquifer *'Assigned where it is not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.'*

- 3.19 The Chester Formation is classified by the Environment Agency (EA) as a Principal Aquifer with a mixed flow type and a high to moderate permeability. The BGS states the following:

Principal Aquifer *'Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.'*

- 3.20 The groundwater vulnerability and soil leaching potential of the site has been classified as a low vulnerability. The BGS states:

'Low vulnerability- Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.'

- 3.21 There are 10 ground water abstraction licence records within 2km of the site. The closest record refers to a historical ground water source at Sandfold Lane, Levenshulme, Manchester 1.1km east of the site.
- 3.22 There are no surface water abstraction licence records within 2km of the site.
- 3.23 There are no potable water abstraction licence records within 2km of the site.

- 3.24 The site is not located within 500m of a Source Protection Zone or Source Protection Zone within a confined aquifer.
- 3.25 There are no water network entries within 250m of the site.
- 3.26 There are no surface water features identified within 250m of the site.

Landfill & Waste Management Activity

- 3.27 There are 18 records of potentially infilled land from historical mapping records within 500m of the study site. The closest record refers to an artificial deposit located 142m to the southwest of the site, date unknown.
- 3.28 There are no records for current Environment Agency/Natural Resource Wales landfill records within 500m of the site.
- 3.29 There is 1 record of historic Environment Agency/Natural Resource Wales landfill sites within 500m of the site. This record is located 431m east of the site and had a waste type of inert, industrial, commercial, household, special and liquid sludge. Last recorded in 1978.
- 3.30 There are no records of BGS/DoE non-operational landfill sites within 500m of the study site.
- 3.31 There is no record of a historical waste site from the Local Authority and Historical Mapping Records within 500m of the site.
- 3.32 There are 4 records of a waste treatment, transfer or disposal site within 500m of the study site. The closest record refers to a storing waste exemption site (non-agricultural waste only) located 409m to the north east of the site. The site is described as storage of waste in a secure place.
- 3.33 There are no records of current Environment Agency/Natural Resources Wales licensed waste sites within 500m of the site.

Industrial Land Use Information

- 3.34 There are 38 records of potentially contaminative historical land uses identified within 500m of the site, the closest record being for a police station 68m north of the site dated 1983. Other records in the vicinity refer to police stations, rope walk, unspecified works, railway buildings, laundries, chocolate works, cotton mills, railway stations, railway sidings and dye works.
- 3.35 There are 17 records of current potentially contaminative land uses identified within 250m of the site. The closest record refers to an unspecified works or factories located on site. Other records in the vicinity refer to vehicle repair, testing and servicing, electrical equipment repair and servicing, electrical features, vehicle hire and rental, vehicle parts and accessories, unspecified works or factories and garden goods.
- 3.36 There are no records of historical tanks identified within 500m of the site.
- 3.37 There are 32 records of historical energy features identified within 500m of the site. The closest record refers to an electricity substation, located 102m to the north of the site, dated 1994.

- 3.38 There are 2 records of current petrol or fuel sites within 500m of the site. The closest record refers to a former Texaco garage located 129m north of the site.
- 3.39 There are no records of historical petrol or fuel sites within 500m of the site.
- 3.40 There are 23 historical garage and motor vehicle repair site records identified within 500m of the site. The closest record refers to a garage located 97m to the north of the site, dated 1994.
- 3.41 There are no National Grid high voltage underground electricity transmission cables within 500m of the site.
- 3.42 There are no National Grid high-pressure gas transmission pipelines within 500m of the site.
- 3.43 There are 5 historical railway and tunnel features identified within 250m of the site. The closest record refers to a railway located 64m to the south of the site, dated 1903.
- 3.44 There are no historical railway lines identified within 250m of the site.
- 3.45 There are 30 current active railway line records identified within 250m of the site. The closest record refers to the Manchester-Crewe Line located 77m to the west of the site.
- 3.46 There are no underground railway lines or tunnels identified within 250m of the site.
- 3.47 The site lies within 500m of the route of the High Speed 2 rail project. This record refers to a tunnel planned to be built located 453m west of the site.
- 3.48 The site is not within 500m of the route of the Crossrail 1 rail project.

Environmental Permits, Incidents and Registers

- 3.49 The Groundsure Report includes records of environmental permits, incidents and registers within 500m of the site, which are summarised in Table 1 overleaf.

Table 1: Environmental Permits, Incidents and Registers within 500m of the Site

Permit/Incident/Register	Number
Historical Licensed Industrial Activities (IPC)	0
Part A (1) and IPPC Authorised Activities	0
Pollutant Release to Surface Waters (Red List)	0
List 1 Dangerous Substances Inventory Sites	0
List 2 Dangerous Substances Inventory Sites	0
Part A (2) and Part B Activities and Enforcements	2
Category 3 or 4 Radioactive Substance Authorisations	0
Licensed Discharge Consents	0
Planning Hazardous Substance Consents and Enforcements	0
Dangerous or Hazardous (COMAH and NIHHS) Sites	0
Sites Determined as Contaminated Land under Part 2A EPA 1990	0
Regulated Explosive Sites	0
Pollutant Release to Public Sewer	0
Substantiated Pollution Incidents (Category 1 and 2)	0
Pollution Inventory Substances, Wastes and Radioactive Wastes	0

3.50 There are 2 records of Part (2) and Part B Activities and Enforcements within 500m of the study site. The closest record (110m north) refers to a current Part B Permit for the recovery of petrol vapour from Crowcroft Service Station.

3.51 There are no other records of Environmental Permits, Incidents and Registers within 500m of the site.

Environmentally Sensitive Sites

3.52 There is 1 record of Local Nature Reserves (LNR) within 2km of the study site. The closest record refers to Highfield Country Park located 1km to the southeast of the site.

3.53 There are no other records of Environmentally Sensitive Sites within 2km of the study site.

Ecology

3.54 An ecological assessment of the site falls outside the brief of this report. Where considered necessary, advice should be sought from an ecological specialist in this respect.

3.55 However, the site is classified as urban land.

Archaeology

3.56 An archaeological assessment falls outside the brief of this report. Where considered necessary, advice should be sought from an archaeological specialist in this respect.

3.57 There are no records of Listed Buildings within 250m of the site.

- 3.58 There are no records of World Heritage Sites and Scheduled Ancient Monuments within 250m of the site.
- 3.59 There is 1 record of Conservation Areas within 250m of the site. The record refers to Rushford Park, Levenshulme, Manchester located 95m west of the site.

Potential Flood Risks

- 3.60 Detailed assessment of flood risks is outside the scope of this report. However, the site does not lie within 50m of an Environment Agency Zone 2 or Zone 3 floodplain.
- 3.61 There is no risk of flooding from rivers and sea (RoFRaS) within 50m of the site.
- 3.62 There are no records of flood defences located within 250m of the site.
- 3.63 There are no records of areas benefitting from flood defences within 250m of the site.
- 3.64 There are no records of areas used for flood storage within 250m of the site.
- 3.65 The highest risk of surface water flooding occurring on-site is 1 in 30 year, 0.1m – 0.3m.
- 3.66 The highest risk of groundwater flooding occurring on-site is Moderate.

Previous Site Investigations

- 3.67 Earth Environmental & Geotechnical Ltd are not aware of any previous site investigations carried out for the site.

4.0 SITE HISTORY

- 4.1 The historical development of the site has been determined by reference historical plans and Google Earth imagery. The reviewed historical plans comprise only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the site. The earliest available historical mapping covering the site dates back to 1893.
- 4.2 The site history is summarised in Table 2, below, followed by selected extracts from maps and aerial photographs.

Table 2: Summary of Site History

Date	On-Site History	Surrounding Land Use History
1848-1849 1:10,560	The site forms parts of two agricultural fields. A Nico Ditch is located along the northern boundary of the site.	A railway line lies 80m west of the site and sits on top of an embankment. A rope walk is located 200m south east of the site. A main road lies 30m to the east of the site.
1890-1892 1:10,560 1893 1:2,500	Several residential buildings occupy the site.	Buildings occupy the land immediately adjacent to the site.
1905, 1923, 1934, 1938 1:10,560 1907, 1922 1:2,500	No significant change.	Railway line identified as Crewe and Manchester line. A hotel is located 80m north east of the site. A cricket ground is located 100m west of the site. Significantly more residential buildings constructed greater than 100m north, east and south of the site. A railway is under construction 250m north west of the site. This railway line is built by 1922 on top of an embankment and known as Wilmslow and Levenshulme Line. Crowcroft Park is located 400m to the north and north east.
1956, 1957 1:1,250 1956 1:2,500 1955-1956, 1965-1968 1:10,560	Buildings located on the west side of the site.	A coal yard is located adjacent to the north east corner of the site. A public lavatory is located 90m to the north east. A garage is located 120m north of the site. Crowcroft park now partly residential area.
1974 1:1,250	Buildings form British Legion Club.	An electricity substation is located 110m northeast of the site.

Date	On-Site History	Surrounding Land Use History
1976-1981 1:10,000		Two electricity substations are located 250m northwest of the site.
1983-1985, 1989-1991 1:10,000 1982-1983, 1982-1984, 1986-1988, 1988 1:1,250	The site consists of works with an adjacent coal yard. In 1988 a garden centre is located on the site.	Residential housing located adjacent to the north and west boundaries of the site have been demolished. Tunnel constructed beneath the railway line 80m to the west of the site, creating a walkway. Housing located 110m and 150m north of the site has also been demolished.
1994, 1994- 1995, 1995 1:1,250	No significant change.	New housing development built adjacent to north boundary of the site. New developments 110m and 150m north of the site.
2003 1:1,250 2001 1:10,000	No significant change.	A building is located 10m west of the site.
2010, 2020 1:10,000	No significant change.	No significant change.
2005 Aerial Photo	Garden centre has been demolished and replaced with car park. Building to west of site is now a mosque.	Land adjacent to the northwest corner of the site is a scrap yard/motor vehicle repairs.

Figure 4 OS Map Extract 1848-1849

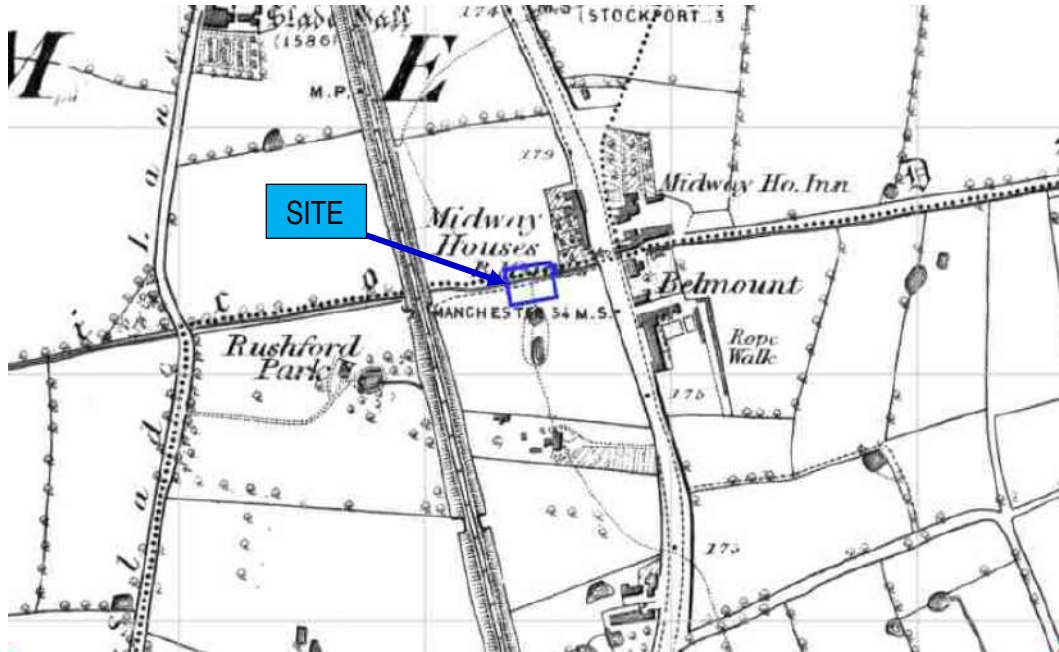


Figure 5 OS Map Extract 1922



Figure 6 OS Map Extract 1994

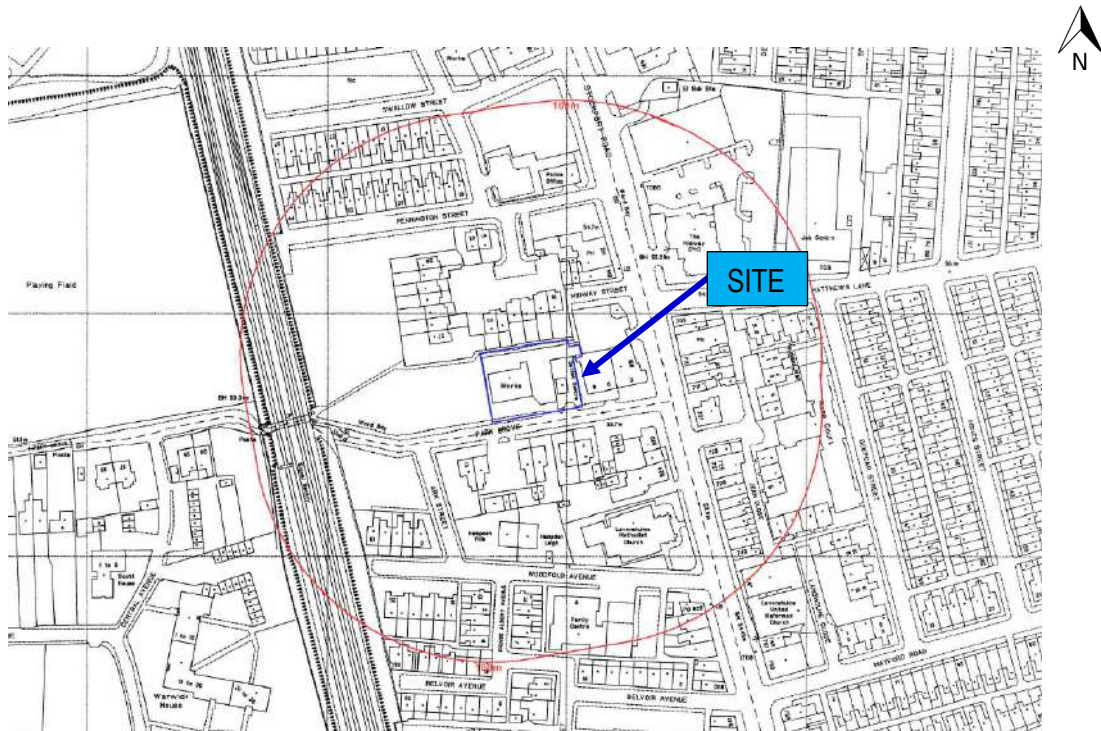


Figure 7 Aerial Photograph 2016



5.0 WALKOVER SURVEY

- 5.1 A walkover survey was completed on the 1st June 2020. The photographs and notes from this survey are appended to this report as Appendix 2 and Appendix 3 respectively.
- 5.2 The site is accessed via a metal gate on Park Grove to the south of the site. The site currently comprises a mosque with car parking and a storage unit in the northwest corner.
- 5.3 There are six manhole covers located on the south side of the site close to the south east corner of the site. These are all adjacent to one another and possibly conceal one larger chamber. They are labelled with 'PO', so are presumed to house telephone wires.
- 5.4 There are a few changes in topography across the site. There is a slight difference in topography on the east and west side of the site, the east side is slightly raised. There are also ramps on to the site from the pavement/road along the southern boundary.
- 5.5 Overhead wires do not cross the site but adjacent to the south east corner of the site there is a pole, with cables hanging over Park Grove and surrounding area.
- 5.6 The site is demarcated predominantly by chain link wire mesh fencing to the northwest corner and the south. However, concrete panel fencing, and wooden fencing are located on the north and east boundaries.
- 5.7 To the south of the site Park Grove Road and residential housing occupies adjacent land. To the north and west are more residential buildings and to the east lies commercial buildings.
- 5.8 A site features plan is presented as Figure 8 overleaf.

Figure 8 Site Features Plan



6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

Introduction

- 6.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site based on the above desk study information as defined by DEFRA and the EA Model Procedures for the Management of Land Contamination, CLR11⁽²⁰⁰⁴⁾.
- 6.2 Table 5 provides a Preliminary Conceptual Model (PCM) which considers the source-pathway-receptor linkages present alongside the likelihood, severity and risk level as defined within Table 3 and Table 4 below. The assessment of probability, a modified risk table, and certain consequence definitions are based on CIRIA C552 and CLR11.
- 6.3 Table 5 considers whether a pollution linkage is potentially present and provides a preliminary qualitative assessment of risk based on the information currently available. Where a possible linkage is identified, it does not necessarily mean that a significant risk exists but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.
- 6.4 The PCM/PRA is based on a proposed “commercial” end use.

Table 3: Consequence, Probability and Risk

Probability	Consequence,	Risk
High Likelihood- There is a pollution linkage and an event either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution	Very High – acute risk to the human health likely to result in significant harm. Risk of severe or irreversible effect on ground/surface water quality. Catastrophic damage to buildings / property.	Very High – there is a high potential that the source-pathway-receptor scenarios may give rise to harm to human health or the environment and remedial action is likely to be required.
Likely – there is a pollution linkage and all the elements are present, which means that it is probable an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.	High – Severe or irreversible effect on human health. Temporary severe or irreversible effect on ground/surface water quality. Reduction of water quality rendering groundwater or surface water unfit to drink and/or substantial adverse impact on groundwater dependant environmental receptors.	High – it is likely that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, which may require remediation and/or control measures to mitigate risks
Low likelihood– there is a pollutant linkage and circumstances are possible for an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term	Moderate – Long term or short-term moderate effect on human health. Moderate effect on ground/surface water quality, reversible with time. Reduced reliability of a supply at a groundwater or surface water abstraction source	Moderate – it is possible that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, however it is either relatively unlikely that such are would be severe, or if any harm were to occur it is more likely that harm would be mild.
Unlikely – there is a pollution linkage, but circumstances are such that it is doubtful that an event would occur even in the very long term.	Low – Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.) Slight effect on ground/surface water quality, reversible with time. Marginal reduced reliability of a supply at a groundwater or surface water abstraction source.	Low – it is possible that harm could arise at the source, however it is likely that this would at worst be mild.
		Very Low – it is unlikely that the source-pathway-receptor scenarios will give rise to an impact on human health or the environment.

Table 4: Estimation of Level of Risk by Comparison of Consequence and Probability

		Consequence			
		High	Moderate	Low	Very low
Probability	High Likelihood	Very High	High risk	Moderate risk	Moderate to low risk
	Likely	High risk	Moderate risk	Moderate to low risk	Low risk
	Low Likelihood	Moderate risk	Moderate to low risk	Low risk	Very low risk
	Unlikely	Moderate to low risk	Low risk	Very low risk	Very low risk

Potential Sources

- 6.5 Historically the site comprised a Nico Ditch and agricultural fields until 1890 when several buildings occupied the site. In 1974 the building on the west side of the site became the British Legions Club and in 1983 the site became a works on the western side and a garden centre on the east side. By 2005 the garden centre had been demolished and replaced by a car park and building in the west had become a mosque.
- 6.6 Potential off-site sources of contamination include the railway line located 80m west of the site and any associated buildings and/or workings, made/worked ground as a result of construction of residential homes adjacent to the northern and western boundary of the site constructed in the 1980s and a garage located adjacent to the north west corner of the site.
- 6.7 There is potential for the presence of contamination associated with the following:
- Potential made ground from infilling of Nico Ditch.
 - Asbestos containing materials (ACM) from former structures.
 - Made ground as a result of demolition of buildings.

Potential Receptors

- 6.8 The following receptors have been considered for the construction and operational stages of the proposed redevelopment.
- Current site users;
 - Adjacent land users;
 - Future land users;
 - Construction workers during site development works;
 - Surface water and Groundwater within the underlying aquifer

Potential Pathways

- 6.9 The following pathways have been considered for the construction and operational stages of the proposed redevelopment.

- Dermal contact, ingestion, inhalation pathways of potentially contaminated soils;
- Downward vertical migration of leachate to surface waters and shallow groundwater;
- Vertical or lateral migration of ground gas.

• **Table 5: Preliminary Conceptual Model**

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
Potential soil contamination E.g. Heavy Metals, PAH, TPH, BTEX and ground gases.	Dermal contact, ingestion and inhalation of soils dust	Current Site Users	Unlikely	Moderate	Low	The site is currently a mosque with car park and storage unit. The risk is therefore considered to be LOW .
		Adjacent land users	Unlikely	Moderate	Low	Residential properties partially surround the site with commercial buildings to the east. Usual dust control measures should be implemented as part of good site working practices during construction to reduce dust generation. Therefore, the risk is considered LOW .
		Future land users	Low Likelihood	Moderate	Moderate to Low	The proposed development consists of demolition of existing buildings and building of new mosque and associated car park. The risk to future site users via direct exposure is considered to be MODERATE to LOW . This assessment is based on the potential for contamination to be present beneath the site.
		Construction Workers	Low Likelihood	Moderate	Moderate to Low	Construction workers may be exposed to potentially contaminated soils during construction works, however exposure duration will be short-term only. The risk to construction workers is considered MODERATE to LOW . Appropriate health and safety measures (in line with CDM and other relevant health and safety guidance) will reduce the risk to LOW .
	Downward vertical migration of leachate to shallow groundwater	Groundwater within the Underlying Aquifer	Unlikely	Moderate	Low	The underlying superficial soils are anticipated to be granular with a low permeability. However, there are 10 abstraction licences within 2km. The risk to groundwater is therefore considered LOW .
	Lateral migration in surface waters	Surface water	Low Likelihood	Moderate	Low	There is one record of a WFD catchment on the site. Therefore, the perceived risk to surface waters is considered to be LOW .
	Vertical or lateral migration of ground gas	Current Site Users	Unlikely	Moderate	Low	The site is currently a mosque with car park and storage unit. Only small areas of Made Ground associated with former structures are anticipated. The site is not located in radon affected area. Vents are located around the base of the southern wall of the building. The risk to current site users from ground gas is therefore considered LOW .
		Adjacent land users	Unlikely	Moderate	Low	Residential properties partially surround the site with commercial buildings to the east. Only small areas of Made Ground associated with former structures are

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
						anticipated. There is no potential for radon gas. The risk to adjacent site users from ground gas is therefore considered LOW .
		Future land users	Low Likelihood	Moderate	Low	The proposed development consists of demolition of existing buildings and building of new mosque and associated car park. There is no potential for radon gas and therefore the risk is considered LOW .
		Construction Workers	Low Likelihood	Moderate	Moderate to Low	Construction workers may be exposed to ground gas/depleted oxygen conditions in confined spaces and excavations; however, the duration will be short term. The risk to construction workers from ground gas is considered LOW .
Asbestos Containing Material (ACM)		Current Site Users	Unlikely	Moderate	Low	The site is currently a mosque with car park and storage unit. Asbestos may be present in small areas of the site associated with former structures, albeit unlikely. Asbestos is only harmful when disturbed. The risk to current site users is considered to be LOW .
		Adjacent land users	Unlikely	Moderate	Low	Residential properties partially surround the site with commercial buildings to the east. Asbestos may be present in small areas of the site associated with former structures, albeit unlikely. Disturbance of soil during the construction phase may allow fibres to become airborne. Dust control measures (dampening down) should be implemented as part of good site working practices. Therefore, the risk is considered LOW .
		Future land users	Low Likelihood	Moderate	Moderate to Low	The proposed development consists of demolition of existing buildings and building of new mosque and associated car park. The risk is therefore considered MODERATE to LOW . A contamination assessment of the existing on-site soils would be required to determine the level of risk and necessary mitigation measures.
		Construction Workers	Low Likelihood	Moderate	Moderate to Low	Construction workers may be exposed to potential asbestos in Made Ground soils associated with former structures. However, this potential area is very small. The risk is considered MODERATE to LOW . A contamination assessment of the existing on-site soils would be required to determine the level of risk and necessary mitigation measures.

7.0 CONCLUSIONS & RECOMMENDATIONS

Conclusions

- 7.1 The site was historically agricultural land with a Nico Ditch running east-west through the north of the site until 1890 when the site became several buildings. In 1974 the building to the west became the British Legions Club. The site became a works on the western side and a garden centre on the east side in 1983 and by 2005, the garden centre had been demolished and replaced by a car park and building in the west is now a mosque.
- 7.2 The proposed development of the site includes demolition of the existing buildings and building a new mosque and associated car park.
- 7.3 Potential on-site sources of contamination were identified to be ground gas, Made Ground and asbestos associated with former structures. Potential off-site sources include fuel and oil spillages from the garage and oils, lubricants and gases from the railway and associated workings/structures.
- 7.4 The site is underlain by glacial till deposits, comprising Diamicton Sand and Gravel (Secondary Undifferentiated Aquifer) and the solid geology of the Chester Pebble Beds Formation (Principal Aquifer).
- 7.5 The property is not located in a Radon Affected Area, as only between 1% of the properties are above the Action Level.
- 7.6 Given the potential contaminative land uses, the overall risk from soil contamination to end users and construction workers is concluded to be **MODERATE to LOW**.
- 7.7 The risk to controlled waters is concluded to be **LOW** based on the underlying granular superficial soils.
- 7.8 The risk from ground gas to end users and construction workers is considered to be **MODERATE to LOW** given the anticipated extent of Made Ground.
- 7.9 The site is not located within a Zone 2 or Zone 3 floodplain. However, the risk of groundwater flooding is **MODERATE**.

Recommendations

- 7.10 An intrusive investigation should be undertaken to establish geotechnical parameters for the design of foundations, floor slabs and pavement construction for the proposed new structures and surrounding area.
- 7.11 As part of the geotechnical investigation, it is recommended that samples of soil are recovered for contamination testing and to confirm whether there are any potential risks.

APPENDIX 1

GROUNDSURE REPORTS

APPENDIX 2

SITE PHOTOGRAPHS

Earth Environmental & Geotechnical Ltd Tel: 0161 975 6088 Email: info@earthenvironmental.co.uk Web: www.earthenvironmental.co.uk	SITE PHOTOGRAPHS 
Job No.: A3599/20	Site: Park Grove Levenshulme
Plate 1 Viewing northeast showing access gate to the site	Plate 2 Viewing northwest showing the current building on the site
	
Date: 1st July 2020	Date: 1st July 2020
Plate 3 View facing north showing car park with wooden fencing on the north boundary and concrete panel fencing on the east boundary. Note mature trees to the north	Plate 4 View facing northeast showing the storage unit entrance in the northeast corner of the site
	
Date: 1st July 2020	Date: 1st July 2020

Earth Environmental & Geotechnical Ltd Tel: 0161 975 6088 Email: info@earthenvironmental.co.uk Web: www.earthenvironmental.co.uk	SITE PHOTOGRAPHS 
Job No.: A3599/20	Site: Park Grove Levenshulme
Plate 5 Viewing northeast showing location of the 6 manhole covers adjacent to each other	Plate 6 Viewing northwest showing small waste pile in southwest corner of the site, consisting timber and disused fridge. Note the vent in the building wall and mature trees in the background
	
Date: 1st July 2020	Date: 1st July 2020
Plate 7 Viewing north showing single manhole cover, located adjacent to the southern boundary of the site	Plate 8 Viewing north showing east side of the building, note the pipe coming out of the building and the drainage pipe
	
Date: 1st July 2020	Date: 1st July 2020

Figure 9 Site Walkover Photo Locations



APPENDIX 3

SITE WALKOVER NOTES

WALK OVER SURVEY REPORT

Site: Park Grove, Levenshulme

Date: 1st July 2020

Job No: A3599/20

Undertaken By: Amy Ellams

Purpose of Site Walkover:

- 1) Provide further information for the Desk Study Report;
- 2) Identify potential contamination sources, pathways and receptors;
- 3) Identify geotechnical features and potential geohazards;
- 4) Determine locations for exploratory boreholes.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Setting	Description required for: Town/Country/Suburb Setting Industrial/Residential/Retail Usage Current Site use (if undertaking security and access to the site)		Town setting. Surrounding areas are a mixture of residential and commercial usage. The site is currently a mosque with car park and storage building.
Evidence of Past Activities	Are there: Any relevant street names in area? Features or relics which indicate past history?	Yes/ ~~No~~ Yes/ ~~No~~	The site is located to the north of Park Grove. A darker patch indicates new tarmac (in the same area as a previous building)
Geographic Setting	Description required for: Low lying flood plain/dry valley/rolling hills etc.		The site is low-lying.
Ground Conditions	Is there any evidence of: Mining, Mine entries Subsidence Landslip/slope erosion Former investigation works	~~Yes~~ /No ~~Yes~~ /No ~~Yes~~ /No ~~Yes~~ /No	N/A N/A N/A N/A

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Topography	Description required for: Are there apparent differences between site and surrounding area? (If yes describe the presence of retaining walls, and slopes).	Yes/ ~~No~~	The west side of the site is slightly lower than the east side of the site with ramps dipping towards the pavement for easier access through metal gates.
	Is there evidence of Made Ground / Fill on site?	Yes/ ~~No~~	Hard standing surface cover indicated made or worked ground.
Site Boundaries and Neighbours	Description required for: Type of boundary demarcation (if any) on each side of site, usage of adjacent land and name of industrial/commercial occupiers. Note any adjacent features such as water course and other potentially environmentally sensitive uses (residential, school, infirmary, SSSI etc)		The site is demarcated predominantly by chain link wire mesh fencing to the northwest corner and south. However, concrete panel fencing, and wooden fencing are located on the north and east boundaries. Adjacent land is occupied by residential buildings to the south, north and west of the site with commercial buildings to the east. None.
Vegetation	Are there any vegetation/trees on or close to site (if yes describe locations, type, maturity, etc)	Yes/ ~~No~~	Several mature trees are located on the north and west boundary of the site.
	Is there any evidence of poor health / distress?	~~Yes~~ /No	
Ground Surface	Are there areas of hardstanding and estimate the split between hard and soft cover? (If yes describe locations, types and conditions).	Yes/ ~~No~~	100% hard standing.
	Is there any evidence of any spillages or staining?	~~Yes~~ /No	None visible on the site walkover.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Drainage	Are there any drain covers / soakaways (if yes describe locations)	~~Yes~~ /No	None visible on the site walkover. (possibly located north of the building.)
	Are there any outfalls/water courses on site (note the condition of water courses in open water courses. discolouration, odour, eutrophication, oily sheen, gas bubbling water, clear or cloudy)	Yes/ ~~No~~	None visible.
	Where a watercourse runs alongside or crosses a site are there any differences in visible water quality upstream and downstream of the site?	~~Yes~~ /No	N/A
Electrical Equipment	Are there any electricity sub stations on or adjacent to the site? Are there any electrical transformers, capacitors, pylons etc on site?	~~Yes~~ /No	None visible on the site walkover.
Buildings	Is there any evidence of asbestos construction materials e.g. roofing, insulation materials.	~~Yes~~ /No	None visible on the site walkover.
	Do any buildings have basements?	~~Yes~~ /No	None visible on the site walkover.
	Do any buildings have a boiler room (if yes, describe fuel type and storage arrangements)?	~~Yes~~ /No	None visible on the site walkover.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Landfilling	Is there any evidence of gas protection measures (gas membrane, gravel-filled trenches, venting pipes, etc)?	~~Yes~~ /No	Vents are located on the bottom of the south facing wall on the building at regular intervals.
Process Air Emissions	Point Source: Are there any stacks / vents / cooling towers / abatement equipment?	~~Yes~~ /No	N/A
	Fugitive Source: is there any stockpiled material / windblown dust / vapour process?	~~Yes~~ /No	N/A
Storage of fuels & Chemicals	Are there any drums / containers (if yes, describe quantity, full /empty, stored on hard standing / soft landscaping, bunding)?	~~Yes~~ /No	None visible on the site walkover.
	Are there any above ground fuel tanks (if yes, describe locations, volumes, how many, bunding, used / disused, condition?)	~~Yes~~ /No	N/A
	Is there any evidence of underground fuel tanks (fuel pumps, covers, vent pipes, how many and how large, fill point, used / disused, and condition)?	~~Yes~~ /No	N/A
Accidents	In the event of a large spillage would runoff affect any vulnerable watercourse/culverts?	~~Yes~~ /No	
	Are emergency procedures / equipment in place?	~~Yes~~ /No	

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Waste	Are there any waste skips present on site?	Yes/ ~~No~~	A single refuse bin.
	Are waste storage facilities adequate?	Yes/ ~~No~~	N/A
	Is there any litter/fly tipped material?	~~Yes~~ / ~~No~~	Some waste in the southwest corner of the site consisting of old fencing.
Atmospheric	Are there any fumes, odours originating from site or affecting site from neighbouring sites?	~~Yes~~ / ~~No~~	
Access / Further Investigations	If a Phase 2 Investigation is likely to be required, describe any access problems including headroom where relevant, services, overhead cables, restricted access areas, confined spaces, trafficked areas, etc that are likely to affect investigation scope/techniques.		Narrow metal gates for access onto the site. Cables above Park Grove but these do not reach over the top of the site. There is a confined space on the western side of the building. Restricted heights if sampling within buildings.
	Identify possible site office and storage locations.		
	Identify possible water supply		Within the building.
Site Environs	Are there any local features that could have a harmful influence e.g. landfill, industrial processes, railway land?	Yes/ ~~No~~	A railway lies less than 100m to the west of the site.
	Are there any sensitive water features/courses near to the site?	~~Yes~~ / ~~No~~	N/A
Local Knowledge / Anecdotal Evidence			N/A
Site Dimensions	Describe shape of Site in plan and measure dimensions.		The maximum dimensions of the proposed site are 28.3m north to south and 38.1m west to east. The site occupies an area of approximately 0.11Ha.

APPENDIX 4

REPORT LIMITATIONS

LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget and staff resources allocated to the project.

Other than that expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2020 and should be read in light of any subsequent changes in legislation, statutory requirements and industry best practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site.

APPENDIX 3

WASTE MANAGEMENT STRATEGY



INSPIRE | DESIGN | CREATE

Waste Management Strategy

Applicant:

Al-Raza Foundation
8-16 Park Grove
Levenshulme
Manchester
M19 3AQ

Site Address:

8-16 Park Grove
Levenshulme
Manchester
M19 3AQ

Proposal:

Planning application for the erection of a new community centre with a place to worship, with ancillary education facilities and demolition of existing building. No change to existing established use.

Agent:

ML Design
4 Fairview Avenue
Levenshulme
Manchester
M19 2AN

Prepared by:

Mr. Muneeb Z Lokasher
T: +44 (0) 161 8182 786
M: +44 (0) 772 2524 205

Date:

29/06/2020

Revisions:

Revision	Date	By	Notes
A	29/06/20	ML	Issue for Planning Application



Contents

Waste Management Proforma

Waste Management Drawing

Proposed Bin Types Detail Specification

Appendix E Proforma for Planning Applications



MANCHESTER
CITY COUNCIL

Planning Application – Waste Management Strategy

Planning Application Number: **Al-Raza Foundation**

Date Submitted: **29/06/2020**

Estimated volumes/ m² required by the development

~~Low Rise Domestic~~

Waste Types	Capacity Required (litres)	Number of bins required per household	Confirm what is to be provided
General refuse	140 / 240	1 x wheeled bin	
Pulpable Recycling	140 / 240	1 x wheeled bin	
Mixed Recycling	140 / 240	1 x wheeled bin	
Garden Waste	140 / 240	1 x wheeled bin	
Food Waste	23	1 x 23 litre caddy	

~~High Rise Apartment Developments~~

	Yes/No - how much space has been provided?
~~0.43m² has been provided per apartment for the container space. Space to manoeuvre and access containers individually has also been provided so that each container can be accessed and removed for collection individually.~~	

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

General Waste -	1 X 660L
Pulpable Recycling -	1 X 240L
Mixed Recycling -	1 X 660L
Food Waste -	1 X 240L
Industrial Waste -	N/A

Has / will a contract be obtained with a licenced waste carrier?	☒
--	-------------------------------------

~~Mixed Use Developments~~

Are the stores for residential and commercial separate from each other?	☐
---	--------------------------

Internal Stores (~~Residential and Commercial~~)

Please provide details of internal stores / segregation of waste and recycling.

Recycling points will be situated on both floors. Clear signage will show what waste can be recycled and which cannot to promote recycling from all users. See below examples of what we propose to use within the centre

Storage Areas for Waste Containers (~~Residential and Commercial~~)

Please provide details of container stores, attaching plans if appropriate.

Internal: Recycling Points
External: Bespoke Timber Bin Store

Ensure all bins in the store are accessible	☒
Ensure recycling facilities are as easy to access as general refuse	☒

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation -	External Bin stores will have vents to allow air flow. Internal Bins will be taken out at the end of every day, to remove the risk of bad odours etc. developing.
Hygiene -	Internal bins will be taken out every day, as mentioned above. The Recycling areas will be cleaned multiple times during the week and will be built in to the centres weekly cleaning strategy. External Bin area will be cleaned by bin services providers, who will be contacted prior to first use of proposed scheme. Collection once a week.

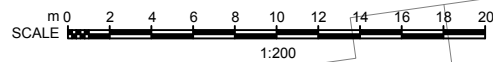
Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g. resident / management company

Al-Raza Foundation Committee members

Please ensure that you have attached:

Detailed plans of waste stores	☒
Location plans showing stores	☒
Location plans showing the proposed collection point and the route the collection vehicle will take	☒

Please ensure that you have completed this form in accordance with our GD04 Waste Storage and Collection Guidance for New Developments



25



Proposed Internal Recycling Points
General Waste, Paper Recycling, Mixed Recycling



Proposed External Recycling & Storage Point
660L General Waste, 240L Pulpable Recycling, 660L Mixed Recycling, 240L Food Recycling

Collection to take place within site boundaries and between times when site is not in use.

Lorry to drive in to the car park and bins brought from the bin store, less than 10m as GD04_V6 states.

Sufficient space for turning circle of 17.88m between kerbs

IN OUT

53.7m

PARK GROVE

INSPIRE | DESIGN | BUILD



+44 (0) 161 818 2786
www.mldesign.uk | info@mldesign.uk

Job Ref.	Drawing No.	Revision
1144	8000	A

A	Issue for Planning	ML	29/06/20
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Rev	Description	By	Date
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Initial Issue: 29/06/20

CLIENT

Al-Raza Foundation
8-16 Park Grove
Levenshulme
Manchester
M19 3AQ

PROJECT TITLE

New Al-Raza Foundation
Community Centre

DRAWING TITLE

Proposed Waste Management

Drawn by: ML	Checked by: ML
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Date: 29/06/20	Scale: 1:200 @A3
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This drawing is to be read in conjunction with all relevant drawings.

The main contractor/builder is to interpret the requirements in relationship to the site conditions encountered and as agreed with the Building Control officer.

All dimensions and sizes to be verified on site, any discrepancies to be reported to the client/project manager. These annotations were prepared for planning and/or building control submission only.

This drawing and design is the (©2020) property of **ML Design**, and should not be reproduced without written permission.

Biffa Red Bin

Modular recycling station for internal use designed to collect general waste and mixed recycling.



Product Variation:

Capacity	Waste Types	Dimensions (LxWxH)
Standard	General Waste Dry Mixed Recycling (DMR)	0.33 x 0.5 x 0.81 m

Contamination Policy:

What's Allowed	What's Not
Material/Container Type: Dry Mixed Recyclate	
Paper– e.g. dry paper waste, newspapers, office paper and magazines Cardboard– e.g. corrugated cardboard, cereal boxes and card Metal cans– e.g. clean, empty drinks cans and food tins Plastic– e.g. packaging films, rinsed out milk bottles, empty drinks bottles & clean salad trays, rinsed out margarine tubs & microwaveable meal trays N.B. Only clear sacks can be used	Black bags (because our drivers cannot see if it is recyclable material in the bag) Waxed paper cups (takeaway cups from most high street coffee chains) Crisp packets and sweet wrappers Food and canteen waste Liquids Polystyrene Glass and ceramics Wood Textiles or lengths of strapping Hard and rigid plastics (e.g. window frames, pipes, drums or other bulky non-compactable plastic items) Containers with any residue of food or hazardous material (e.g. paint tins or bleach bottles)
Material/Container Type: General Waste for Trade Waste, Bag Collections & Front End Loaders	
Non-hazardous waste	Any waste electronic or electrical equipment, batteries, gas bottles, fluorescent tubes, paint tins, hazardous waste, animal-by-products, clinical, nappy or sanitary waste, kennel waste, liquids, timber, rubble, large pieces of metal or other bulky waste

Biffa Large Wheelie Bin

These large bins have easily operated lockable lids and four castors with brake control, all made from steel. Biffa large rubbish bins are designed to collect and dispose of the following waste types:

General waste
Dry Mixed Recycling
Single waste stream recycling (Paper, Card & Plastic)
Compactable industrial and commercial waste



Product Variation:

Capacity	Waste Types	Dimensions (LxWxH)
660 Litre	General Waste Paper Cardboard Dry Mixed Recycling (DMR)	1.2 x 0.7 x 1.3 m

Contamination Policy:

What's Allowed	What's Not
Material/Container Type: Dry Mixed Recyclate	
Paper– e.g. dry paper waste, newspapers, office paper and magazines Cardboard– e.g. corrugated cardboard, cereal boxes and card Metal cans– e.g. clean, empty drinks cans and food tins Plastic– e.g. packaging films, rinsed out milk bottles, empty drinks bottles & clean salad trays, rinsed out margarine tubs & microwaveable meal trays N.B. Only clear sacks can be used	Black bags (because our drivers cannot see if it is recyclable material in the bag) Waxed paper cups (takeaway cups from most high street coffee chains) Crisp packets and sweet wrappers Food and canteen waste Liquids Polystyrene Glass and ceramics Wood Textiles or lengths of strapping Hard and rigid plastics (e.g. window frames, pipes, drums or other bulky non-compactable plastic items) Containers with any residue of food or hazardous material (e.g. paint tins or bleach bottles)
Material/Container Type: General Waste for Exchange Modes	
Non-hazardous waste	Any waste electronic or electrical equipment, batteries, gas bottles, fluorescent tubes, paint tins, mattresses, plasterboard, asbestos or other hazardous material, animal-by-products, clinical, nappy or sanitary waste
Material/Container Type: General Waste for Trade Waste, Bag Collections & Front End Loaders	
Non-hazardous waste	Any waste electronic or electrical equipment, batteries, gas bottles, fluorescent tubes, paint tins, hazardous waste, animal-by-products, clinical, nappy or sanitary waste, kennel waste, liquids, timber, rubble, large pieces of metal or other bulky waste

Biffa Standard 240L Wheelie Bin

Our standard wheelie bin features two wheels and easy grip handles. The 240 is a strong and sturdy workplace wheelie bin designed to collect and dispose of the following waste types:

General waste
Dry Mixed Recycling
Food wastes
Glass



Product Variation:

240 Litre	Cardboard General Waste Glass Dry Mixed Recycling (DMR) Food Waste Paper	0.8 x 0.6 x 1.1 m
-----------	---	-------------------

Contamination Policy:

What's Allowed	What's Not
Material/Container Type: Dry Mixed Recyclate	
Paper– e.g. dry paper waste, newspapers, office paper and magazines Cardboard– e.g. corrugated cardboard, cereal boxes and card Metal cans– e.g. clean, empty drinks cans and food tins Plastic– e.g. packaging films, rinsed out milk bottles, empty drinks bottles & clean salad trays, rinsed out margarine tubs & microwaveable meal trays N.B. Only clear sacks can be used	Black bags (because our drivers cannot see if it is recyclable material in the bag) Waxed paper cups (takeaway cups from most high street coffee chains) Crisp packets and sweet wrappers Food and canteen waste Liquids Polystyrene Glass and ceramics Wood Textiles or lengths of strapping Hard and rigid plastics (e.g. window frames, pipes, drums or other bulky non-compactable plastic items) Containers with any residue of food or hazardous material (e.g. paint tins or bleach bottles)
Material/Container Type: Food	
Food waste which may include only packaging in direct contact with the food. For loose food waste this may be a clear bag	No black bags. Only food waste
Material/Container Type: General Waste for Trade Waste, Bag Collections & Front End Loaders	
Non-hazardous waste	Any waste electronic or electrical equipment, batteries, gas bottles, fluorescent tubes, paint tins, hazardous waste, animal-by-products, clinical, nappy or sanitary waste, kennel waste, liquids, timber, rubble, large pieces of metal or other bulky waste
Material/Container Type: Glass	
Clean, empty mixed container glass e.g. bottles and jars	No pyrex, drinking glasses, plates or other ceramics, window glass, window-screens. no black bags

APPENDIX 4

ACOUSTICS STRATEGY



INSPIRE | DESIGN | CREATE

Acoustics Strategy

Applicant:

Al-Raza Foundation
8-16 Park Grove
Levenshulme
Manchester
M19 3AQ

Site Address:

8-16 Park Grove
Levenshulme
Manchester
M19 3AQ

Proposal:

Planning application for the erection of a new community centre with a place to worship, with ancillary education facilities and demolition of existing building. No change to existing established use.

Agent:

ML Design
4 Fairview Avenue
Levenshulme
Manchester
M19 2AN

Prepared by:

Mr. Muneeb Z Lokasher
T: +44 (0) 161 8182 786
M: +44 (0) 772 2524 205

Date:

29/06/2020

Revisions:

Revision	Date	By	Notes
A	29/06/20	ML	Issue for Planning Application



Contents

Sound Insulation Proposal

Documentation of Component

Rockwool Full Fill Cavity Batt – Manufacture specification sheet

CONDITION 8:

The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority, prior to first use of the development and thereafter retained and maintained.

Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 42dB and 36dB, respectively.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Manchester City Council Unitary Development Plan, policies DM1 and SP1 of the Manchester Core Strategy.

Sound Insulation Prediction (v8.0.1)

Program copyright Marshall Day Acoustics 2014

Rockwool International A/S - Key No. 2589

Margin of error is generally within $R_w \pm 3$ dB

Job Name: ACHE

Job No.: 1039

Page No.:

Date: 8 Jul 20

Initials:heva

File Name: insul

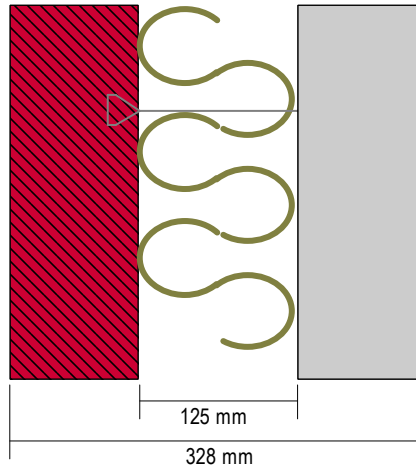


Notes:

Longsight Mosque
(NCDL3321)

Wall - Airborne

Ref- MD-ML-EW-1



R_w 56 dB

C -1 dB

C_{tr} -4 dB

D_{nTw} 58 dB [V:50m3]
[A:11m2]

System description

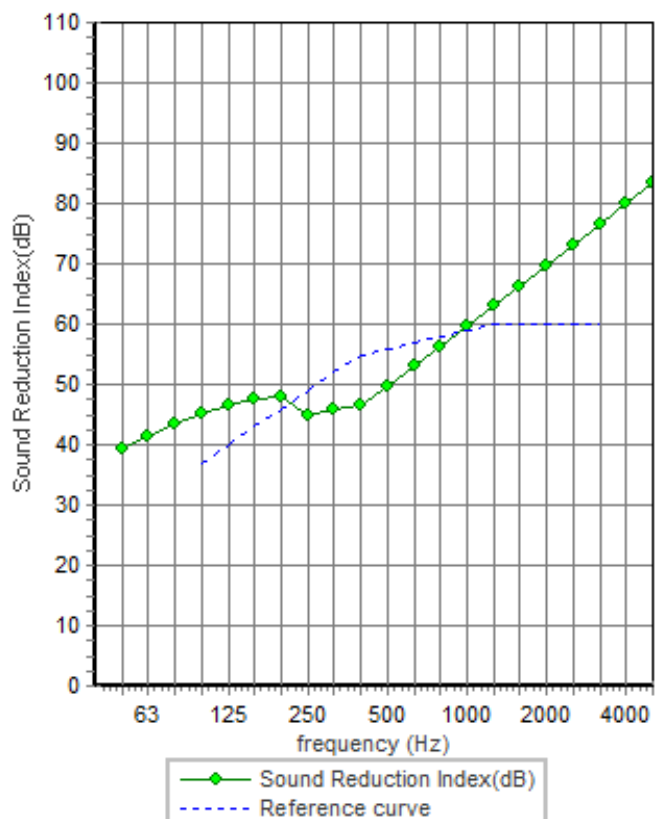
Panel 1 : 1 x 103.0 mm Brick (ρ :1700 kg/m³, E:8.9GPa, η :0.02)

Cavity : Butterfly Tie , Stud spacing 450 mm , Infill ROCKWOOL Cavity Thickness 125 mm (ρ :38 kg/m³, Rf:15421 Pa.s/m²)
Panel 2 + 1 x 100.0 mm Concrete Block (Dense) (ρ :1800 kg/m³, E:8.3GPa, η :0.03)

Mass-air-mass resonant frequency =15 Hz

Panel Size 2.7x4 m

frequency (Hz)	R(dB)	R(dB)
50	39	
63	42	41
80	43	
100	45	
125	47	46
160	48	
200	48	
250	45	46
315	46	
400	46	
500	50	49
630	53	
800	56	
1000	60	59
1250	63	
1600	66	
2000	70	69
2500	73	
3150	77	
4000	80	79
5000	84	





Documentation of the component
Thermal transmittance (U-value) according to BS EN ISO 6946

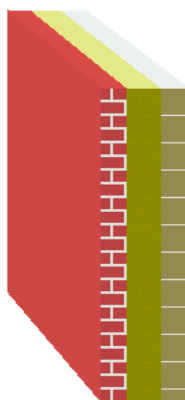
8. July 2020
Page 1/3

Source: **own catalogue - External walls**

Component: **NCDL3321-Longsight Mosque-MD-ML-EW 1**

OUTSIDE

INSIDE



Assignment: External wall

	Manufacturer	Name	Thickness [m], number	Lambda [W/(mK)]	Q	R [m²KW]	
☒	1	Rse Generic Building Materials	Brick outer leaf & Mortar outer leaf (f = 0.000 / automatic disregarding acc. BRE 4.4.3)	0.1020	0.770	D	0.0400 0.1325
☒	2	Rockwool Ltd	Cavity -variable thickness	0.0500	0.037	A	1.3514
		Fixings	TeploTie Type 1 50-150mm cavity No./m²:	2.5/m²	0.710	C	-
		Fixings	equivalent diameter: 6.99959E-03 m / alpha: 0.800				
☒	3	Air gaps Rockwool Ltd	Cavity -variable thickness	0.0750	0.037	A	2.0270
		Fixings	TeploTie Type 1 50-150mm cavity No./m²:	2.5/m²	0.710	C	-
		Fixings	equivalent diameter: 6.99959E-03 m / alpha: 0.800				
☒	4	Air gaps Generic Building Materials	Concrete block (dense) inner leaf (1800 kg/m³) & Mortar inner leaf (f = 0.000 / automatic disregarding acc. BRE 4.4.3)	0.1000	1.130	D	0.0885
		Rsi					0.1300
				0.3270			



Documentation of the component

8. July 2020

Thermal transmittance (U-value) according to BS EN ISO 6946

Page 2/3

Source: **own catalogue - External walls**Component: **NCDL3321-Longsight Mosque-MD-ML-EW 1**

$$R_T = R_{si} + \sum R_i + R_{se} = 3.77 \text{ m}^2\text{K/W}$$

Correction to U-value for	according to	delta U [W/(m²K)]
Mechanical fasteners	BS EN ISO 6946 Annex D	~~0.000~~
Air gaps	BS EN ISO 6946 Annex D	~~0.000~~
		0.000

$$U = 1/R_T + \sum \Delta U = 0.27 \text{ W/(m}^2\text{K)}$$

- Q .. The physical values of the building materials has been graded by their level of quality. These 5 levels are the following
- A** .. A: Data is entered and validated by the manufacturer or supplier. Data is continuously tested by 3rd party.
- B** .. B: Data is entered and validated by the manufacturer or supplier. Data is certified by 3rd party
- C** .. C: Data is entered and validated by the manufacturer or supplier.
- D** .. D: Information is entered by BuildDesk without special agreement with the manufacturer, supplier or others.
- E** .. E: Information is entered by the user of the BuildDesk software without special agreement with the manufacturer, supplier or others.

 $U_{\max} = 0.30 \text{ W/(m}^2\text{K)}$
 $U = 0.27 \text{ W/(m}^2\text{K)}$
 $R_T = 3.77 \text{ m}^2\text{K/W}$
Source of $U_{\max}$ value: England and Wales Approved Document L1A 2010 Tab 2 Dwellings New

Calculated with BuildDesk 3.4.5



Documentation of the component

8. July 2020

Heat capacity

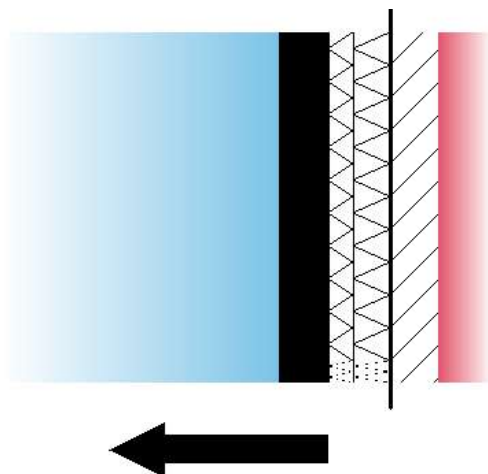
Page 3/3

Source: own catalogue - External walls

Component: NCDL3321-Longsight Mosque-MD-ML-EW 1

OUTSIDE

INSIDE



The list of materials shown below may differ from those in the U-value calculation printout. Only material layers which are used in the heat capacity calculation are listed.

Single material layers shown in the U-value calculation printout may be separated to meet the exclusion criteria:

- A .. The total thickness of the layers exceed 0.1 m.
B .. The mid point in the construction is reached.

For insulation layers the following criteria applies:

- C .. An insulating layer is reached (defined as $\lambda \leq 0.08 \text{ W/(mK)}$).

Name	Thickness [m]	lambda [W/(mK)]	Q	Thermal capacity [kJ/(kgK)]	Q	Density [kg/m³]	Q	Thermal mass kJ/(m²K)	Criteria Exclusion
End of calculation - Cold									
1 Brick outer leaf & Mortar outer leaf (f = 0.000 / automatic disregarding acc. BRE 4.4.3)	0.1020	0.770	D	0.80	D	1700.0	D	~~138.7~~	A, -, C
2 Cavity -variable thickness	0.0500	0.037	A	1.03	C	38.0	C	~~0.0~~	A, -, C
3 Cavity -variable thickness	0.0750	0.037	A	1.03	C	38.0	C	~~0.0~~	A, -, C
4 Concrete block (dense) inner leaf (1800 kg/m³) & Mortar inner leaf (f = 0.000 / automatic disregarding acc. BRE 4.4.3)	0.1000	1.130	D	1.00	D	1800.0	D	180.0	-, -, -
Start of calculation - Warm									
	0.3270							180.0	

Heat capacity = 180.0 kJ/(m²K)

The following exclusion criteria apply:

- A .. The total thickness of the layers exceed 0.1 m.
C .. An insulating layer is reached (defined as $\lambda \leq 0.08 \text{ W/(mK)}$).

Q .. The physical values of the building materials has been graded by their level of quality. These 5 levels are the following

A .. A: Data is entered and validated by the manufacturer or supplier. Data is continuously tested by 3rd party.

B .. B: Data is entered and validated by the manufacturer or supplier. Data is certified by 3rd party

C .. C: Data is entered and validated by the manufacturer or supplier.

D .. D: Information is entered by BuildDesk without special agreement with the manufacturer, supplier or others.

E .. E: Information is entered by the user of the BuildDesk software without special agreement with the manufacturer, supplier or others.

CAVITY

Insulation for masonry cavity walls



CAVITY

ROCKWOOL® Cavity insulation is a semi-rigid, full-fill insulation solution for masonry cavity wall construction, suitable for use in new builds or extensions.

Lightweight and easy to handle, the batts are simple to install and provide a close fit against brick and blockwork. ROCKWOOL Cavity full fill insulation batts are non-combustible and contain water repellent additives which prevent moisture transmission between the outer and inner leaf.





Advantages

- Outstanding thermal, fire and acoustic insulation
- Acts as a cavity barrier
- Water repellent - prevents water transmission from outer to inner leaf
- Non-combustible - Euroclass A1
- Superior fit against blockwork
- Dimensional stability - no sagging or slumping

Description

ROCKWOOL Cavity Batts provide thermal protection for external masonry walls, and thermal and sound protection within masonry party walls, between dwellings. The batts are quick and easy to accurately cut, and provide a great fit; reducing installation time, avoiding gaps and cold spots, and maximising long term performance. ROCKWOOL Cavity Batts are also used in masonry party walls to prevent the thermal bypass effect, and so achieve a zero U-value, while also providing the required sound protection and fire resistance.

Applications

ROCKWOOL Cavity is batts are used for thermal insulation of external masonry cavity walls, and for the thermal insulation and acoustic protection of masonry party walls between dwellings.

ROCKWOOL Cavity has been examined by the British Board of Agrément (BBA) and granted Certificate 94/3079 for use in all exposure zones for domestic and non-domestic buildings that are up to 25m in height.

The NHBC accepts the use of ROCKWOOL Cavity Batt, other than in very severe exposure locations with fair-faced masonry, provided it is installed, used and maintained in accordance with the BBA Certificate, in relation to NHBC Standards, Chapter 6.1, External masonry walls.

Building standards have also recognised that where party cavity-walls between connected buildings are untreated, considerable heat can escape through them. Using ROCKWOOL Cavity Batt to fully fill the party wall will reduce the u-value to 0.00 W/m²K.

Performance

Thermal

ROCKWOOL Cavity Batt has a thermal conductivity of 0.037 W/mK.

Fire classification

Achieves a reaction to fire classification of A1, as defined in EN13501-1. Resistance to fire spread between and within cavities. ROCKWOOL Cavity is non-combustible and therefore suitable for use in buildings of every purpose group. It also acts as an effective cavity barrier when tightly fitted between masonry leaves where an insulated wall connects with an uninsulated wall cavity.

Water resistance and moisture

The product will resist the transfer of water across the cavity. The orientation of the water repellent fibres prevent water crossing the wall construction, provided the batts are correctly installed and sound building techniques are applied to the cavity wall construction (see installation notes). Any water penetrating the outer leaf will drain down the surface of the batts.

Condensation

Will contribute to limiting the risk of condensation.

Durability

The product will have a life equivalent to the wall structure in which it is incorporated.

U-Values:

Approved Document L (2013 edition England and 2014 Wales) – U-value requirements for walls:

- New build dwellings:
England 0.25-0.18W/m²K / Wales 0.21-0.18W/m²K
- New build non-domestic:
England 0.26-0.22W/m²K / Wales 0.26-0.22W/m²K
- Extensions to dwelling:
England 0.28W/m²K / Wales 0.21W/m²K
- Extensions to non-domestic:
England 0.28W/m²K / Wales 0.26W/m²K

ROCKWOOL Cavity Slab (thermal conductivity 0.037 W/mK)

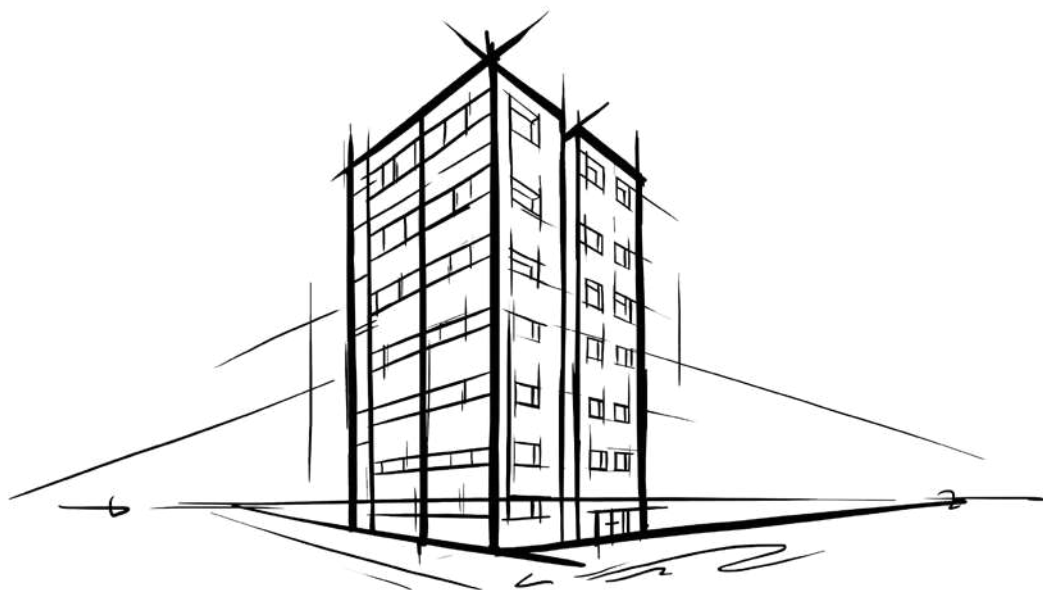
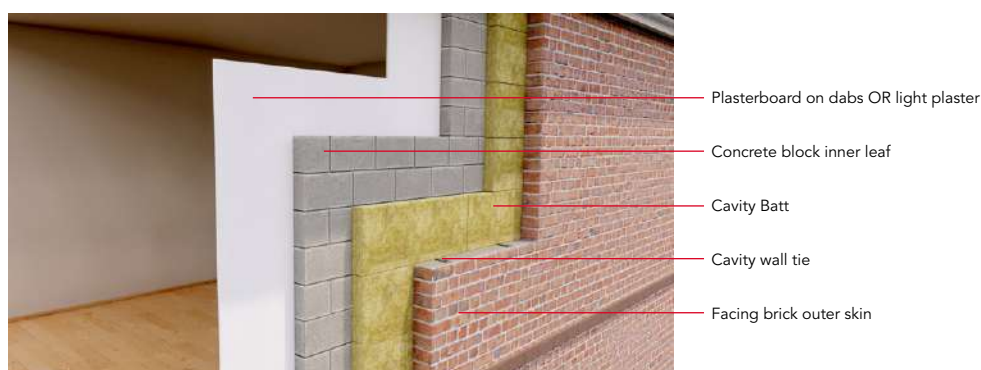


Table 1 - Construction 1:

102mm Facing brick outer skin, ROCKWOOL Cavity full fill, 100mm internal concrete block (various densities) Internal finishes: light plaster or plasterboard on dab.

Inner block W/mK Internal finish Cavity (mm)	Dense 1900-2250 kg/m ³ 1.130 W/mK		Medium dense 1400-1450kg/m ³ 0.470 W/mK		Aircrete Hi Strength 750kg/m ³ 0.190 W/mK		Aircrete Std 600kg/m ³ 0.150 W/mK	
	Light plaster	P/board on dab	Light plaster	P/board on dab	Light plaster	P/board on dab	Light plaster	P/board on dab
	U-value W/m ² K	U-value W/m ² K	U-value W/m ² K	U-value W/m ² K	U-value W/m ² K	U-value W/m ² K	U-value W/m ² K	U-value W/m ² K
100	0.32	0.30	0.31	0.29	0.28	0.27	0.28	0.27
130	0.25	0.24	0.25	0.24	0.23	0.22	0.23	0.22
150	0.22	0.22	0.22	0.21	0.21	0.20	0.20	0.20
175	0.19	0.19	0.19	0.18	0.18	0.17	0.18	0.17


Table 2 - Construction 2:

Render on 100mm medium dense block outer, ROCKWOOL Cavity full fill, 100mm internal concrete block (medium dense or Standard Aircrete) Internal finishes: light plaster or plasterboard on dab.

Inner block W/mK Internal finish Cavity (mm)	Medium dense - 1400-1450kg/m ³ 0.470 W/mK		Aircrete Hi Strength - 750kg/m ³ 0.190 W/mK	
	Light plaster	P/board on dab	Light plaster	P/board on dab
	U-value W/m ² K	U-value W/m ² K	U-value W/m ² K	U-value W/m ² K
100	0.3	0.29	0.26	0.26
130	0.24	0.23	0.22	0.22
150	0.21	0.21	0.19	0.19
175	0.19	0.18	0.17	0.17

The U-values shown in the constructions above are based on the following:

- Internal face of walls is lined with either plasterboard on dab or 13mm lightweight plaster
- Block sizes assumed to be 440 x 215mm, mortar joints assumed to be 10mm wide
- Wall ties are stainless steel with a cross-sectional area of 12.5mm² for cavities up to 170mm wide
- For cavities widths greater than 170mm, the cross-sectional area of tie is assumed to be 25mm

Party wall “thermal bypass effect” - achieving a zero heat loss

Approved Documents L1A & L2A of England and Wales and Section 6 of Scotland’s Building standards have recognised that where party cavity-walls between connected buildings are untreated, considerable heat can escape through them.

A key feature of the SAP calculation is that party wall cavities should have a zero heat loss (U-value 0.0W/m²K). If these cavities are left unfilled and unsealed, a U-value of 0.5W/m²K will automatically be applied, making it extremely difficult to meet the TER compliance.

In calculating the DER for a Dwelling, the party wall U-value to be assumed for the type of construction adopted is set out in the Table 3 below.

Table 3:

Party wall construction	U-value W/m ² K
Unfilled cavity with no effective edge sealing	0.50
Unfilled cavity with effective edge sealing only	0.20
Fully filled cavity and effective edge sealing	0.0

Robust detail approval for use as acoustic insulation in masonry party wall constructions

Robust Details Limited was formed in December 2003 in response to the housebuilding industry’s request for an alternative to pre-completion sound testing, as a means of satisfying the sound insulation requirements of the Building Regulations. Below are the constructions to achieve the referenced Robust detail for masonry construction.

Robust detail wall reference - masonry	Party wall construction	Party wall cavity size (mm)
E-WM- 1	Dense blocks 1850-2300kg wet plaster	75-100
E-WM- 2	Light agg. blocks 1350-1600kg wet plaster	75-100
E-WM- 3	Dense blocks 1850-2300kg render faces/plasterboard on dab	75-100
E-WM- 4	Light agg. blocks 1350-1600kg render/plasterboard on dab finish	75-100
E-WM- 5	Besblock “Star Performer” dense aggregate cellular blocks/render /plasterboard on dab	75-100
E-WM-11	Lightweight 1350-1600kg agg. or nominated hollow or cellular blocks render/plasterboard on dab	75-100
E-WM- 16	Dense aggregate blocks 1850-2300kg render/plasterboard on dab	100
E-WM- 18	Dense blocks 1850-2300kg wet plaster	100
E-WM- 19	Monarfloor Bridgestop System 100mm Dense or lightweight blocks or nominated hollow or cellular blocks/render/plasterboard on dab	100

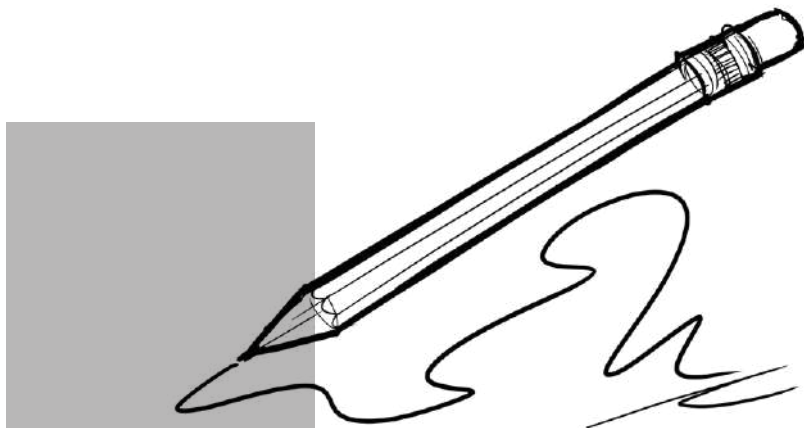
Installation

Designing the cavity wall

The use of ROCKWOOL Cavity does not affect the choice of wall ties to BS EN 845-1 or DD140. Ties should be selected according to structural requirements, cavity size, building height and location.

The outer leaf is the first line of defence against rain and the following will help to improve its effectiveness:

1. Consider the dimensional tolerances of the wall before designing the width of the cavity. An extra 5mm above the nominal batt thickness will normally be sufficient.
2. Select porous bricks, which in periods of brief, heavy showers will absorb the moisture. A non-absorbent brick will channel water into the mortar joints. There are two British Standards of notable importance for clay bricks:
 - BS EN772 (Material Specification Standards)
 - BS 5628 (Part 3): Masonry Design and Detailing.
3. Select a lime mortar mix that does not contain detergent-type plasticisers, which reduce the water resistance of the joints.
4. Specify weather-struck, flush or bucket-handle joints. Recessed joints increase the risk of water penetration. Ensure all bed and perpend joints in the external wall are fully filled with mortar.
5. Cavity trays should incorporate stop ends, have weep holes at approximately 450mm centres (or a maximum of 900mm centres) and be continuous across closely spaced openings (Figure 2).
6. Vertical damp proof courses at wall openings should project at least 25mm into the cavity (see ROCKWOOL ROCKCLOSE® data sheet for details).



Installing ROCKWOOL Cavity

- 1.** The installation of the batts should commence below the damp proof course (preferably by at least 150mm) with no risk of capillary action to minimise cold bridging. The bottom row of ties should be at 450mm centres horizontally. If necessary, the width of the first course of batts can be cut to suit the height of the next row of wall ties. The width of cut batts should always be 5mm greater than the width to be insulated, e.g. wall tie centres.
- 2.** It is recommended that the external leaf be constructed ahead of the internal one so that any mortar protruding into the cavity space from the back of the external leaf can be cleaned off before installing the batts.
- 3.** Build up a complete section of the leading leaf to one course above the next row of wall ties spaced at a maximum of 900mm horizontally (Figure 1). Ensure that all mortar joints are properly filled, particularly the perpend.
- 4.** Before installing each course of batts, excess mortar must be removed from the inside face of the leading leaf, and mortar droppings cleaned from the exposed edges of the batts. This is made easier by the use of a cavity board (Figure 2). This sequence should be maintained progressively until it reaches the wall plate or cavity tray. It is important for the insulation to be carried to the highest level possible (Figure 5).
- 5.** It is essential that all the joints between ROCKWOOL Cavity batts are clean and tightly butted.

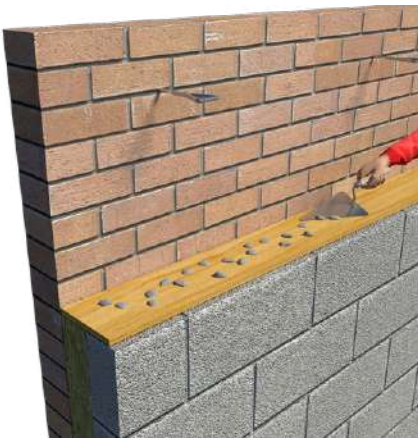


Figure 1

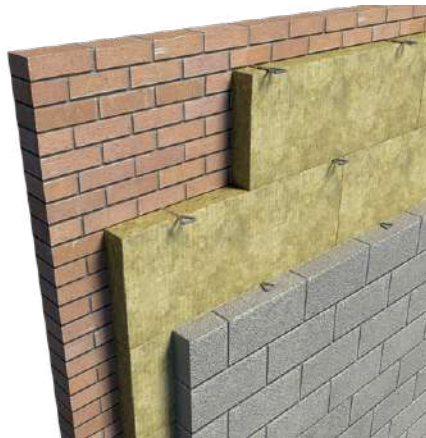


Figure 2



Figure 3

6. Raise the second leaf to the same level as the batts.
7. The as-built cavity width must not exceed the following dimensions:

Nominal Batt thickness (mm)	Permitted deviation maximum as built cavity widths (mm)
80-120	0-10
125-150	0-15
160-300	0-20

Please note: Where two layers of ROCKWOOL Cavity batts are used, ensure that the vertical joints between the outer batts are staggered to those of the inner batts.

8. Repeat this sequence to the top of the wall (see Figure 5). Alternatively, the top of the batts can be protected by using a cavity tray.
9. To minimise water penetration to the inner leaf during driving rain, it is essential that no gaps are left between the batts.
10. Cut the batts cleanly, using a sharp, long bladed knife and a straight edge.
11. Fit the batts closely around wall openings. Slit them neatly where additional wall ties occur and be careful not to impale or tear them. At corner joints, edges must be cut accurately to ensure close butting (see Figure 4).

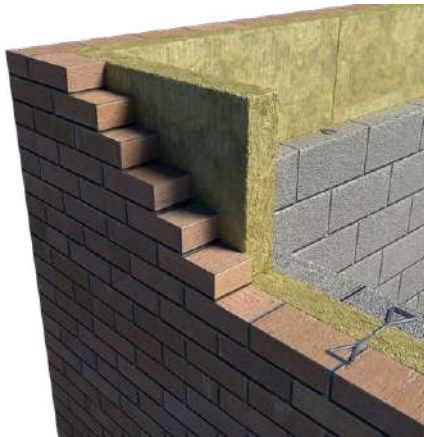


Figure 4



Figure 5

Technical information

The following NBS clauses include ROCKWOOL Cavity:
F30:10, F30:150

Sustainability

As an environmentally conscious company, ROCKWOOL promotes the sustainable production and use of insulation and is committed to a continuous process of environmental improvement.

All ROCKWOOL products provide outstanding thermal protection as well as four added benefits:



Fire resistance



Acoustic comfort



Sustainable materials



Durability

Health & Safety

The safety of ROCKWOOL stone wool is confirmed by current UK and Republic of Ireland health & safety regulations and EU directive 97/69/EC: ROCKWOOL fibres are not classified as a possible human carcinogen.

A Material Safety Data Sheet is available and can be downloaded from www.rockwool.co.uk to assist in the preparation of risk assessments, as required by the Control of Substances Hazardous to Health Regulations (COSHH).

Environment

Made from a renewable and plentiful naturally occurring resource, ROCKWOOL insulation saves fuel costs and energy in use and relies on trapped air for its thermal properties.

ROCKWOOL insulation does not contain (and has never contained) gases that have ozone depletion potential (ODP) or global warming potential (GWP).

ROCKWOOL is approximately 97% recyclable. For waste ROCKWOOL material that may be generated during installation or at end of life, we are happy to discuss the individual requirements of contractors and users considering returning these materials to our factory for recycling.



Interested?

For further information, contact the Technical Solutions Team on 01656 868490 or email technical.solutions@rockwool.co.uk

Visit www.rockwool.co.uk to view our complete range of products and services.

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The ROCKWOOL Trademark

ROCKWOOL® - our trademark

The ROCKWOOL trademark was initially registered in Denmark as a logo mark back in 1936. In 1937, it was accompanied with a word mark registration; a registration which is now extended to more than 60 countries around the world.

The ROCKWOOL trademark is one of the largest assets in the ROCKWOOL Group, and thus well protected and defended by us throughout the world.

If you require permission to use the ROCKWOOL logo for your business, advertising or promotion. You must apply for a Trade Mark Usage Agreement. To apply, write to:
marketcom@rockwool.com.

Trademarks

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ROCKCLOSE®

RAINSSCREEN DUO SLAB®

HARDROCK®

ROCKFLOOR®

FLEXI®

BEAMCLAD®

FIREPRO®

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September 2018

ROCKWOOL Limited

Pencoed
Bridgend
CF35 6NY

Tel: 01656 862 621

info@rockwool.co.uk

rockwool.co.uk



APPENDIX 5

BOUNDARY TREATMENTS