



INSPIRE | DESIGN | CREATE

Additional Supporting Information

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

Letter from Bohra Mosque – In relation to Parking Permissions

Letter from Rikshaw Ltd. – In relation to Parking Permissions

Email Thread – Previous correspondence between Agent, Applicant & Planning Officer.



Anjuman-e-Hamidi (Manchester)

A trust administering and managing the affairs of the Dawoodi Bohra Jamaat of Manchester

12 June 2020

To whom it may concern:

I can confirm that the Al Raza Foundation congregation can have use of our parking facilities on Ark Street, from 20:00 to 22:00 on any day when the car park is not in use by our members.

The site currently allows for 8 vehicles to be parked and is located within a minute's walking distance from the Al Raza Foundation on Park Grove. It is our understating that this is for parking overspill and will be marshalled by Al Raza Foundation volunteers and is therefore secure.

Should you have any questions, please feel free to contact myself on the number below.

Yours faithfully,

Dr. Zulfiqar A Husain
Hon. Secretary

Mobile: 07957523641



Tuesday, 9 May 2017

To whom it may concern

Dear Sir/Madam,

On behalf of Rikshaw Ltd, I can confirm that the Al Raza Foundation congregation have use of our parking facilities on Stockport Road, from 18:30 to 22:00 all week. The site currently allows for 16 vehicles to be parked onsite and is located within a few minutes walking distance from the Al Raza site on Park Grove.

It is our understating that parking will be marshalled by Al Raza Foundation volunteers and therefore secure.

Should you have any questions, please feel free to contact Rikshaw Ltd on the numbers provided.

Yours faithfully,

Imran Ilyas
Director.

Fwd: Fw: Fw: Fw: 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 - 8 ...

Raza Naqvi <naqvir@gmail.com>

Mon 7/6/2020 12:36 PM

To: Muneeb Lokasher <INFO@mldesign.uk>

----- Forwarded message -----

From: **Raza Naqvi** <naqvir@gmail.com>

Date: Thu, 7 Sep 2017 at 13:32

Subject: Re: Fw: Fw: Fw: 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 - 8 - 16 ...

To: <i.jarvis@manchester.gov.uk>

Cc: Najib Gedal <najibgedalarchitects@hotmail.com>

Dear Ian,

I also forgot to add the details of the petition signed by our community in support of the new centre. Details can be located at the following link and has been signed by 371 supporters:

<https://www.change.org/p/greater-manchester-community-support-al-raza-foundation-planning-application-to-rebuild-current-premises-in-manchester>

Many thanks.

Kind regards,

Raza

On 6 September 2017 at 11:04, Raza Naqvi <naqvir@gmail.com> wrote:

Dear Ian,

As you are aware, Al Raza foundation has applied for a planning application which originally dates back to November 2015. There has been numerous correspondence as part of the process and as requested by the council we have provided the below documents, with the 'Centre Management Strategy' containing the overall information, collated into one single document in order to satisfy any concerns the council may have with the proposed application.

- Noise assessment survey
- Bat report/survey
- Crime Impact Assessment – undertaken by GMP
- Travel Plan - required to reduce car use and subsequently updated to include Eid travel data
- Car park management plan
- Event (Eid) Management Plan

- Centre Management Strategy
- Letters from surrounding organisations confirming use of their premises for any traffic over spill

I realise the council has significant similar applications to process, but I would be grateful if we can get an update on the current situation and where we are with the application. We are fast approaching the busiest period of the year and it would be good to provide our members and congregation with an update on progress, next steps, etc.

Kind regards,

For Al Raza foundation

Raza Naqvi
General Secretary

From: Ian Jarvis <i.jarvis@manchester.gov.uk>

Sent: 10 May 2017 15:44

To: Najib Gedal

Subject: Re: Fw: Fw: 110589/00/2015/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 - 8 - 16 ...

Najib,

Thanks for your email.

The attached document is one which I have previously forwarded to Highways and their latest comments were made after viewing this document.

The remaining points that you need to address are therefore as previously indicated:

The revised proposals do improve the proposed car park management operation at the mosque, however I do have a few queries.

Could the applicant please confirm a written agreement will be provided with both of the off-site car parks (Car wash and Bohra Mosque).

Could the applicant also please confirm the capacity of the car park?

It is noted that the car wash will only be available after 6:30pm, this doesn't appear to assist with potential parking issues during eid.

Regards

Ian Jarvis
Planner,
Development Management North
Growth and Neighbourhoods Directorate

Manchester City Council
Floor 6 Town Hall Extension
Albert Square
PO Box 532
Manchester
M60 2LA
Tel : 0161 234 4079
Internal: 801 34079
email : i.jarvis@manchester.gov.uk
<http://www.manchester.gov.uk>

On 18 April 2017 at 19:58, Najib Gedal <najibgedalarchitects@hotmail.com> wrote:

Hi Ian,

Please find attached the document which i think i forwarded to you in February this year.

Please contact me if you require any further clarification.

Regards,

Najib

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. The full text of the Council's email disclaimer is available at <http://www.manchester.gov.uk/emaildisclaimer>.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

Please contact internet.administrators@manchester.gov.uk with any queries.
