



BOUNDARY TREATMENT COMPLIANCE STATEMENT

Prepared in Support of Condition 19 Discharge

Planning Ref: CDN/24/0798

Ikhlass Mosque, Halliwell Lane, Cheetham Hill, Manchester, M8 9DR

Prepared by: Ikhlass Management / KarimiConstruction

Date: 13 May 2025

This statement is submitted to support the discharge of Condition 19 relating to boundary treatment under planning reference CDN/24/0798 for Ikhlass Mosque, Halliwell Lane, Cheetham Hill.

1. FRONT BOUNDARY TREATMENT:

The front boundary of the site consists of a low-level brick wall with green welded mesh fencing installed above. The mesh fencing is mounted starting from a height of 600mm from ground level and is supported independently on galvanised steel posts. This allows clear visual permeability from 600mm upward, in full compliance with Manchester City Council's visibility guidance.

2. SIDE AND REAR BOUNDARY TREATMENTS:

The side and rear site boundaries are enclosed by green welded mesh fencing with a uniform height of 2.0m. These fences are fully see-through and are secured using robust steel posts spaced at approx. 3070mm centres. These treatments provide security without compromising transparency.

3. FENCE TYPE AND CONTEXT:

The mesh fencing used is identical in specification and design to that of the primary school fence directly opposite the site. A photograph of the opposite school fence has been included on the submitted Boundary Treatment Layout Plan for reference.

4. MAINTENANCE AND AMENITY COMMITMENTS:

- The fence and brick wall will be checked monthly by the mosque's facilities team.
- All damage or vandalism will be repaired promptly.
- Landscaping will be maintained to prevent overgrowth around fences.
- No lighting, signage, or audio equipment will be attached to the fence line.
- Fence design and upkeep will minimise visual impact and maintain neighbourhood character.

5. COMPLIANCE:

The materials and form of boundary treatment are in accordance with Manchester City Council's standards for visibility, safety, and design, and comply with BS 1722 requirements for welded mesh fencing.

We trust this satisfies the requirements of Condition 19. All features are clearly annotated on the Boundary Treatment Layout Plan submitted with this statement.

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