Construction Management Plan (CMP)

Dilapidation report in relation to the condition of carriageway/footways on construction vehicle routes surrounding the site

Reference CDN/26/0338

Application Reference

144032/FO/2025

Wythenshawe Masjid, Wythenshawe, Manchester (Manchester City Council)

Project Title & Address: Single storey extensions to provide additional facilities for visitors. Wythenshawe Masjid, 7 Moor End, Northenden, Manchester M22 4JQ.





Scope of Works:

Site establishment, enabling works, followed by the construction of a single storey extension along the northern boundary to provide additional facilities for users of the Masjid (Mosque). The Construction of a single storey extension towards the southern corner to create a secondary entrance and redesigned internal space.

Client Representatives:

Mr. Milak Choudhury and Mr. Yusuf Mirza

Prepared by: Mr. Ahmed Choudhry	**Project:** Wythenshawe Masjid
NADA Architects	**Subject:** Highway Dilapidation Survey on the condition of carriageway/footways
169 Kingsway	**Date of survey:** Saturday 8th of August 2026
Burnage	**Weather:** Dry and bright
Manchester	
M19 2ND	
[redacted]	
[redacted]	
[redacted]	
www.nadaarchitects.com	
Our Ref: 1411 128	**Proposed start date:** TBC

Manchester City Council representative associated with this application:

Ellie Knowles (she/her)
Planning Officer
Area Team
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council

[redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.

Local Authority

Manchester City Council
Planning Building Control and Licensing - Growth and Development Directorate
Manchester City Council
Manchester City Council Town Hall Extension
Lloyd Street Manchester M2 5DB.

Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

[redacted]
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***A highway dilapidation survey is required including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.**

Introduction

NADA Architects was appointed by Yusuf Mirza of the Wythenshawe Masjid to undertake a Highway Dilapidation Survey of the road adjoining Wythenshawe Masjid, 7 Moor End, Northenden, Manchester M22 4JQ.

A planning application, application Reference 144032/FO/2025 refers, was submitted for the construction of a single storey extension along the northern boundary to provide additional facilities for users of the Masjid (Mosque). The Construction of a single storey extension towards the southern corner to create a secondary entrance and redesigned internal space.

Manchester City Council Highway Officer, as the Local Highway Authority (LHA) has provided a written consultation response to the Local Planning Authority (LPA) in relation to the above planning application and recommended that a Highway Dilapidation survey was undertaken prior to any works commencing on site.

The decision notice thereby included the following condition(s) attached to this decision:

4) Prior to the commencement of development, a detailed 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;- The duration/phasing of construction works and associated vehicle trips;- Routing of construction traffic and associated swept-path assessment;- Details of the location and arrangements for contractor parking;- The identification of the vehicular access points into the site;- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas.- Any Traffic Management measures for vehicles, pedestrians and cyclists;- Identify measures to reduce noise emissions;- Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality;- **Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.** Development shall be carried out in accordance with the approved detailed construction management plan.

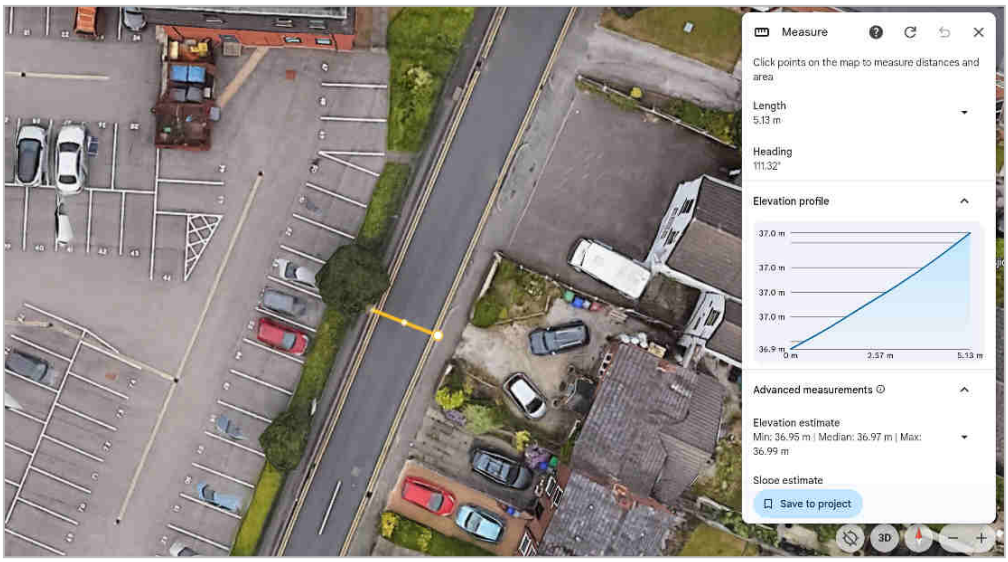
Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

Site Context

Access to the Wythenshawe Masjid is directly from Moor End, Northenden, Manchester M22 4JQ. Moor End is located between Palatine Road (B5167) to the North and Longley Lane to the South. Moor End is one way and supports residential properties and Parkway House.

Site Location Images





Owner: Ahmed Choudhry
Initial Issue. 08/08/2026

Site Survey

A site visit was undertaken on Saturday 8th of August 2026, by John Thorley, Consultant to carry out the survey and retain, for the record, a photographic log of the existing condition of Moor End, Northenden, Manchester M22 4JQ.

The weather was clear and dry. A number of vehicles including cars and buses using the road were observed, but not counted, during the site visit. These entered Moor End from Palatine Road (B5167) and exited at the junction with Longley Lane – turning left or right.

A small number of pedestrians were using the footways on both sides of Moor End.

During the site visit it was observed that the carriageway and footway were generally in good condition with small elements of damage along the route. Ground vegetation was, in the main, not covering the kerbs on both sides of the road.

The quality of the footway, was generally good with evidence of localised damage to the surface and undulating surfaces outside No 1 and 7 Moor End. Kerbs had dropped outside No 13 and No 15. There is wear to the footway outside No 9 Moor End. Chippings were noted on the footway and highway having spilled from the driveway of No 13 Moor End.

The carriageway was in a good condition. A ironwork cover in the carriageway outside the Masjid was slightly depressed and rattled when passed by vehicles.

There has been little rainfall of late. The gullies outside the Masjid on both sides of the road were full as recorded within the following comments.

There was no visible damage to any highway infrastructure, such as signal posts, signs or street lights (which were notably dirty but not damaged).

Dilapidation Survey

The following Tables record all issues found during the survey and this therefore constitutes the baseline situation of the existing highway, local to the development site, as per 8th August 2026.

Locations of the photos are shown in Tables below.

Table 1

Photo / location reference	Description and comments	Photo as per Saturday 8th of August 2026	
Directly outside No 1 Moor End on the footway / entrance	Damage to the edgings. Wear and patching to the tarmac that makes up the driveway to No 1 Moor End. No drop kerbs in place.		
The road gullies within the carriageway outside Wythenshawe Masjid	Blocked gully		
The road gullies, sunken kerbs and chippings within the carriageway outside No's 13 and 15 Moor End.	Kerbs sunken outside number 13 and 15 Moor End with chippings from the driveway of No 13 Moor End spilling onto the footway and carriageway of Moor End.		

Table 2

Photo / location reference	Description and comments	Photo as per Saturday 8th of August 2026	
At the junction with Moor End and Longley Lane facing the Farmers Arms	Damage to a number of the tactile paving that makes up the crossing point at this junction.		
At the junction with Moor End and Longley Lane facing the Farmers Arms	Damage to a kerb at the junction.		

Owner: Ahmed Choudhry
Initial Issue. 08/08/2026

Table 3

Photo / location reference	Description and comments	Photo as per Saturday 8th of August 2026	
Directly outside the Wythenshawe Masjid on the footway / entrance	Wear and tear to the tarmac entrance to the Masjid. Patches noted where the tarmac has detached from the subbase.		
Directly outside the Wythenshawe Masjid on the footway / entrance	Damage to the tarmac surface. Small shallow potholes.		
Directly outside No 1 Moor End within the carriageway	A ironwork cover in the carriageway outside the Masjid was slightly depressed and rattled when passed by vehicles.		

Owner: Ahmed Choudhry
Initial Issue. 08/08/2026

Table 4

General Photos				
				
				

Owner: Ahmed Choudhry
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Summary

A site visit was carried out by John Thorley, Consultant, to obtain an evidence base of the existing highway condition in the area adjacent to the proposed works at the Wythenshawe Masjid, 7 Moor End, Northenden, Manchester M22 4JQ.

The Tables included above provide a snapshot baseline of the state of the Highway Maintainable at Public Expense (HMPE) as recorded on 8th of August 2026.

It is evident that the roads are generally to a good standard. The footways show signs of wear and tear in localised areas. Some shallow potholes were noted and damage to the surface.

A number of kerbs and tactile paving are damaged.

The gullies outside the site are full.

As a busy trafficked road, it is anticipated that this will be monitored by the Highway Authority during routine inspections.

Next steps

This survey should be retained by the applicant and the LHA to form an established and agreed record of the existing state of the highway. It is anticipated that a further survey will be required once all activities at the site have been completed.

Should any further damage occur to the highway or footway, in above to that indicated within this survey, the applicant will be obliged to make-good the highway and or footway in accordance with instruction from the LHA.

It is acknowledged that the applicant will commit to undertake any works deemed appropriate, necessary and directly associated to works carried out on their behalf, which must be directly attributed to the associated works and vehicle movements .

The applicant will not be liable for damage to the highway whereby they cannot be demonstrably responsible for the damage that may have occurred. Furthermore, the applicant will not be liable for general wear and tear.

Conclusion

Wythenshawe Masjid has undertaken a visual survey of the road network in the vicinity of the site and recorded the findings within this report. Previously the LHA has requested a Pre-Commencement Condition and this report can provide comfort to the LHA and LPA that an accurate record of the highway is provided.

The applicant will commit to re-visit the survey once the work is finished, and will address any issues raised, as appropriate, at the relevant time.