

Comments for Planning Application 21/00264/CEU

Application Summary

Application Number: 21/00264/CEU

Address: Madina Mosque 2 Stanley Road Oxford OX4 1QZ

Proposal: Application to certify that the existing single storey outbuilding is lawful development.

Case Officer: Stacey Harris

Customer Details

Name: Michael Scholar

Address: 9 Stanley Road Oxford OX4 1QY

Comment Details

Commenter Type: Amenity Group

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

- Effect on adjoining properties
- Effect on traffic
- Information missing from plans
- Parking provision
- Public transport provision/accessibility

Comment:

Comments by Iffley Road Area Residents' Association (IRARA) on the current Planning Application (Reference 21/00264/CEU) in respect of 2 Stanley Road, The Madina Mosque

We wish to make four observations on the current planning application:

(i) we are unclear what the relation is between this application and the application (Ref 20/02813/FUL) on which we have already commented. It appears to be the same application, but is repeated with a different reference number. This new application repeats an error, with possible public health implications, to which we drew attention in our comments on its earlier version: the description of the proposed enlarged building as a washroom, when it is acknowledged to be a morgue or mortuary, containing a refrigerated unit for the keeping of dead bodies.

(ii) we do not object to the proposed enlargement of the building that is the subject of the application, which, as noted above, is currently used as a morgue, and in which pre-burial washing of the deceased is carried out, according to Muslim ritual. We would be grateful for confirmation that the Council in its role as the Public Health Authority is aware of this function, and that it has given any necessary approvals for current practice at the Mosque, including, given the present COVID-19 concerns, the handling of deceased bodies, disposal of water and washing materials, and the passage of deceased bodies from the hearse in Stanley Road to the morgue via the

narrow public alleyway connecting Stanley and Magdalen Roads. It would, we believe, be reassuring to the local community if there were public access to the documentation of the Council's approval of these arrangements, and we request this, and ask for your response to this request; we also ask that any consent relating to this planning application should be made conditional upon full compliance by the Mosque with all Public Health requirements in relation to the operation of the morgue;

(iii) we do not object to the tree planting proposed, but the replacement of the two trees that will be felled according to the proposal, needs, in our view, careful consideration, with full input from the Tree Officer, both as to choice of species and their subsequent management, taking account of the ecological and biodiversity issues affecting this sensitive site in the Conservation area. We were told by members of the Mosque Committee that they plan a comprehensive clear-up of its premises to the rear of the Prayer Hall, with advice from landscaping expertise. This seems very desirable, given the present view, from the houses and gardens of the Mosque's neighbours, of the excessively large and damaged trees in this space. We hope, too, that the Mosque might at the same time take advantage of their landscaping advice to improve planting and plant management at the front of the Mosque;

(iii) we remain concerned at the continuing and considerable traffic and parking issues created by the Mosque, about which we have written to you on numerous occasions. These problems will be exacerbated by any increase in the number of funerals held at the Mosque.

Sir Michael Scholar KCB,
Chair IRARA 9 February 2021