

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: V C Alexander

Address: Iffley Rd Oxford OX4

Comment Details

Commenter Type: Neighbours

Stance: Customer objects to the Planning Application

Comment Reasons:

- Amount of development on site
- Contaminated land issues
- Effect on pollution
- Information missing from plans
- Not enough info given on application
- Open space provision

Comment: Planning application: 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

Submission from

V.C.Alexander, Iffley Rd, Oxford, OX4 [REDACTED]

It is unlikely that in December 1985 the decision allowing the retrospective application (85/00858/NF) to regularise turning this family home into a mosque would have passed its simple garden shed as fit for a mortuary.

It is unfortunate that this latest application continues calling the building a "washroom", a term which would reasonably be interpreted to be a place for the mosque practice of foot washing not a mortuary.

Item 6 is misleading as it states "There was no space in the main building and so this small building was constructed". There is reason to believe that the present building is essentially the original garden shed, somewhat modified, not a new building. constructed "in 1984 approx."(see application 20/02813/FUL item 3).

It would be inappropriate now to validate on a technicality (10 year rule) a use which in the building's current state is deleterious for several reasons:

CONSTRUCTION NOTE the drawings in this and the previous application 20/02813/FUL are

contradictory and ambiguous. In fact, the mortuary would seem to have only 3 (maybe 2) substantial, supporting walls, being propped up against the neighbour's brick wall (and possibly the rear lane wall).

Its roof is suspended on and overhangs the no 4 brick wall which extends all the way to the roof not half way as shown in the drawings.

HEALTH HAZARDS Drainage and provision for disposal of fluids, waste matter and materials used in the body washing, which may be toxic or bacteriologically dangerous, seem very inadequate. [This is especially worrying with an HMO status and a significant number of possible tenants. Leaching of chemicals, etc. may occur into adjacent properties.

OVERSIGHT These concerns need to be checked with site visits by Council officers - Planning, Building Control, Health & Environment - and their reports made available to all concerned parties to remove any possible misunderstandings.

I respect the need for this Muslim ritual but suggest that there are places nearby (eg the Manzil Way mosque) with safer facilities to provide this service. Alternative provision obviously already exists as currently no bodies are brought to the Stanley Rd mosque.

If the practice is to recommence at Stanley Rd it should be in a new building meeting the necessary legal and health requirements. It could be better sited in the rear corner by the side alleyway as proposed in the mosque's application 12/02626/FUL This would allow more open space on a somewhat overcrowded property.