

Design and Access Statement

557 Wilbraham Road, Manchester, M21 0AE

Introduction

This Statement supports a planning application submitted by the business Atlantic Fish Bar who seeks planning permission for the installation of a security gate in the alleyway between 557 & 555 Wilbraham Road, Manchester, M21 0AE. This statement aims to provide detailed information about the proposal and demonstrates how it relates to local planning policies.

In addition to this statement, the documents submitted in support of the application comprise the following: -

- A location plan with the application site outlined in red: Scale 1:1250
- Diagrams showing the location of the proposal work.

Site and Surroundings

The application site is an alleyway that leads from Wilbraham road (A6010) to the rear of a block of commercial properties with residential flats above. The alleyway provides an immediate rear access to the properties 555A, 555, 557 & 557A Wilbraham Road. The alleyway is used by the flat residents of 555A, 555, 557 & 557A Wilbraham Road. Due to the size of the alleyway, it cannot be used for vehicle access, thus eliminating the use for deliveries by the commercial occupiers. The main access to the rear of these properties is from Barlow Moor Road, as this access is wide enough for vehicles, deliveries and waste collection trucks.

Wilbraham Road is a busy road with various commercial properties such as, Restaurants, Fast Food takeaways, Bars, Off License shops, Banks and Fashion shops. Therefore, there is a significant footfall in the area. However, due to the lack of street lighting and easy access, the alleyway encourages people to carry out anti-social behaviour.

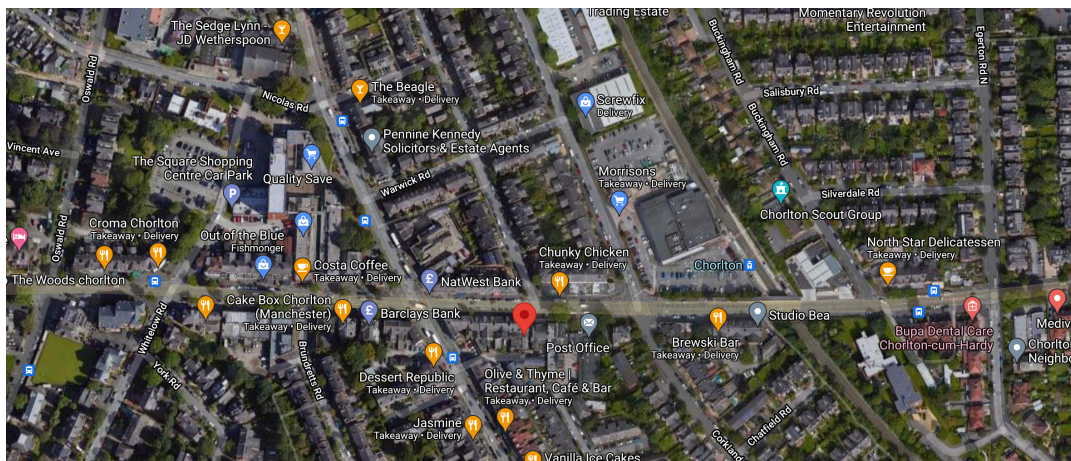


Image 1: Showing the location of the site



Image 2: Showing the frontage of 555 and 557 Wilbraham road and the alleyway between them



Image 3: Showing the entrance to the alleyway and the where the proposed gate would be located



Image 4: Showing the entrance front the back of the alley

Site Issues

Over the past few years, the site has become an area with reports of disruption and anti-social behaviour.

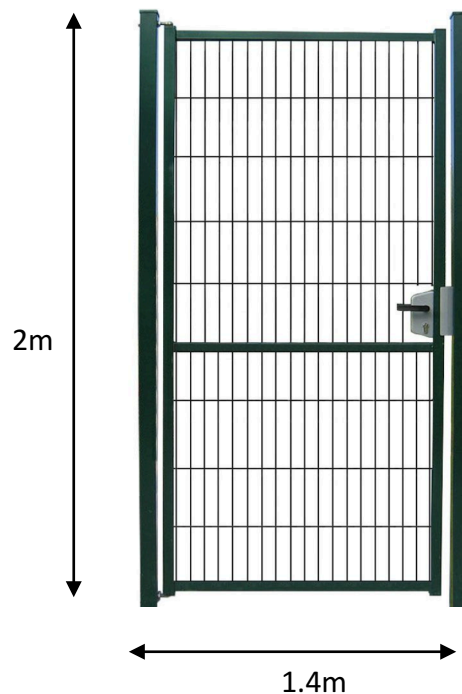
Our client has a business directly next to this alleyway for many years and along with residents above, they have had to report anti-social behaviour many times. This includes act such as: drug use, prostitution, violence, drunken behaviour, people using the alley way like a toilet, and loud disruptive behaviour.

Moreover, our client and other residents have young children. These vulgar anti-social activities should not be seen or heard so close to their home. Nor should they have to feel unsafe on any given day or night based on the type of people who hang around their home in that alleyway.

Proposal

To create security and safety for the residents, my client has proposed to install a security gate at the front of the alleyway. This will limit the access to the residents and discourage anti-social behaviour. Moreover, my client is willing to fund the installation and cost of the security gate. By doing so the alleyway will become a safer place for our client and for the residents and working staff. Also, anti-social and criminal incidents will be minimised by

installing the security gate. My client is also supported by his neighbours and residents above, who themselves often find themselves calling police during the weekend to combat antisocial behaviour. Neighbours of my client flats opposite (No.555 Wilbraham Road) have voiced their support. Overall there seems to be a shared consensus for the need of this gate.



Evidence

Atlantic Fish Bar has installed CCTV cameras to detour people from the alleyway. However, this has had minimal impact on the safety and security of the properties. Therefore, our client and the residents above, Mr Albarzinji, has also been in contact with the anti-social behaviour officer, Ms. Lindsay Taylor on multiple occasions, to report incidences occurring in the alleyway (Case Reference: SRU703802). Mr Albarzinji has made phone calls and emails reporting his concern, and he also sent her video footage as evidence of the antisocial behaviour in the alleyway. The police and the council are aware and the local MP has also voiced his support. The CCTV footage, email evidence with but provided with this planning application.

Conclusion

In conclusion, we hope you take all our points into account. The addition of the gate will result in fewer disturbances and cases of anti-social behaviour, families and hardworking individuals live near this alleyway. The installation of this gate will provide them a secure and safe access to their property. Moreover, the by self-funding the gate, our client will be helping the local community.

Policy Guidance

Trafford Metropolitan Borough – PG24: Crime & Security

1.8 States that the council is keen to work with other partners, including Greater Manchester Police, Greater Manchester Police Authority, the Greater Manchester Probation Service and Salford & Trafford Health Authority to reduce crime in the area.

2.1 States that Trafford remains a very attractive and popular place in which to live, and the Council is committed to promoting safe communities for all residents.

2.4 States that neglected land often attracts unsociable and criminal activity. Therefore, measures should be taken to incorporate land within the property boundaries.

2.5 States that layouts should promote safe and secure routes to promote natural surveillance. As natural surveillance is difficult in the alleyway. A secure route should be introduced.

2.9 States that properties should have a private entrance. If communal entrances are unavoidable then the access should be restricted to the people who live there.

2.12 States that Gateways should be introduced to create a sense of enclosure and surveillance that can discourage unauthorised visitors.

3.2 States that industrial and commercial buildings should have restricted and gated rear access.

3.3 States that to protect buildings from attack, barriers and bollards can be installed.