Our Ref: A117050

Your Ref: PP-08583837

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

30 March 2020

Dear Sir / Madam,

APPLICATION TO INSTALL SECURITY SHUTTERS TO STORE FRONT

SAINSBURYS LOCAL, OXFORD ROAD, MANCHESTER, M13 9BL

On behalf of our client, Sainsbury's Supermarket Limited, we have been instructed to apply for planning permission to install a new roller shutter to the front of the existing Sainsbury's Local Store on Oxford Road, Manchester.

The installation of the roller shutters is required to ensure the security of the site during non-operational hours. The store has opening hours of 07:00 – 00:00 seven days a week, it is therefore proposed to secure the shutters from shortly after 00:00 following the stores closure and to allow staff to exist the premises and open them again at 06:00 to allow for staff entry in readiness for opening hours.

Saved Policy DC14 of the Unitary Development Plan is of relevance as it relates to shop frontages and design. It sets out that externally mounted roller shutters will not normally be permitted if they are of a solid construction. In instances where they are found to be acceptable, the Policy states that the box housing should be located behind the fascia, wherever possible.

Additionally, the Council has adopted supplementary guidance with regards to design. Paragraph 8.4 is of significance as it states:

"Overt security measures, such as roller shutters create an increasingly intimidating environment on night time streets and alternative solutions will be encouraged. Where shutters are needed, their design and visual impact must be considered"

The design and location of the shutters has been carefully considered and the proposed arrangements as shown on the submitted drawing have been found to be the most appropriate. Due to the existing arrangements at the site, it is not possible to locate the box housing behind the fascia and it proposed to be located on the store's exterior in between the existing brick piers. The roller shutters themselves will be aluminium slats which are grey in colour to match the existing glass framing in the store.

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Summary

I trust the enclosed information is sufficient to validate the application and I look forward to receiving confirmation that the application is acceptable. Should you have any questions in the meantime, please do not hesitate to contact me.

Yours sincerely,



Chris Bradshaw
Town Planner
WYG Environment Planning Transport Limited