

CONDITION 15 STATEMENT

Location:

First Floor, 166 Plymouth Grove, Manchester, M13 0AF

Date Prepared: May 2025

Revision P1 (20 May 2025)

Condition 15 – Security and Crime Risk Reduction Statement

Project Details

Planning Ref: 137985/FO/2023

Site Address: First Floor, 166 Plymouth Grove, Manchester, M13 0AF

Drawing References:

- A1507(02A)AP010 – Rear Car Park and Bollard Layout
- A1507(02A)AP011 – Bin Store and Front Area Layout
- A1507(02A)AP012 – Cycle Store Detail

Condition 15

15) Before the occupation of the development, a scheme shall be submitted to the City Council as local planning authority, detailing the arrangements to reduce the risk of crime and improve site security. The required details include:

- i. Confirmation that all new locks and fittings to doors and windows would meet Secured by Design standards;*
- iii. Provision of residential access controls, including an audio intercom linked to the apartment;*
- iv. The apartment entrance door should be compliant with and certified to BS PAS 24 and should do not have fixed sidelights but be fitted with door viewers;*
- v. The installation of 'Dusk 'til Dawn' lights, operated by photoelectric cell/daylight sensor, should be installed to all external doors;*
- vi. External lighting must be provided to the rear of the building, covering the car parking and cycle storage areas operated by photoelectric cell/daylight sensor. The agreed scheme shall be implemented before to occupation of the development and maintained in situ thereafter.*

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

Overview

This report outlines the measures proposed to improve site security and reduce the risk of crime at the development. The project comprises the conversion of the first floor into three residential apartments with associated cycle and bin storage areas and designated car parking to the front and rear of the site.

The proposed security measures have been developed in line with the principles of **Secured by Design (SBD)** and national planning guidance. These measures will be implemented in full **prior to first occupation** of the development and maintained **in perpetuity** thereafter.

1. External Doors and Windows – Secured by Design Standards

- All **external doors and windows** (including apartment entrance doors, ground floor access points, and any doors to shared spaces) will be specified and installed in full compliance with **Secured by Design guidelines**.
- Door and window sets will meet or exceed **BS PAS 24** certification for enhanced security performance.
- **Ground floor and accessible windows** will be lockable, fitted with opening restrictors, and include laminated glazing to enhance security.
- No doors will include **fixed sidelights**, reducing the opportunity for forced access.

2. Residential Access Control and Intercom System

- The main entrance to the residential apartments will be fitted with an **audio intercom system**, enabling residents to communicate with and verify visitors before granting access.
- The intercom will be connected directly to each apartment unit.
- The entry point will also include a **secure access control system**, such as fob or keypad entry, for residents.

3. Apartment Entrance Doors – BS PAS 24 Compliant

- Each apartment will be fitted with an **entrance door certified to BS PAS 24**, providing a high standard of security against forced entry.
- Doors will be fitted with **door viewers** (peepholes) to allow residents to see visitors prior to opening.
- In line with Secured by Design guidance, **no fixed sidelights** will be included beside entrance doors, eliminating vulnerable glazing.

4. 'Dusk 'til Dawn' Lighting to External Doors

- All **external doors** will be illuminated by **dusk-to-dawn lighting**, controlled by **photoelectric cell (PEC) / daylight sensors**.
- Lighting will be designed to provide clear visibility around entrance points without creating glare or light pollution.
- Fixtures will emit white light to ensure superior colour rendering and aid in identification of individuals.

5. Lighting to Rear Car Park and Cycle Store Area

- The **rear car parking area and secure cycle store** will be fully illuminated using **sensor-operated or photoelectric cell external lights**, as detailed on Drawing **A1507(02A)AP012**.
- Lighting will ensure visibility across:
 - All **parking bays**, including those protected by fold-down bollards;
 - The **cycle hub entrance**;
 - Adjacent pedestrian circulation routes.
- Fixtures will provide uniform white light coverage to deter unauthorised access and increase safety for residents and visitors.

6. Additional Security Features

While not explicitly required under Condition 15, the following enhancements are proposed to further improve site security:

- **Fold-down security bollards** will be installed at all allocated car parking bays in the rear area to prevent unauthorised use (Drawing A1507(02A)AP010).
- All **bin stores** will be fully enclosed and lockable, constructed using **Landmark Street Furniture LM Modular Bin Store** system, offering robust timber paneling and secure gate systems (Drawing A1507(02A)AP011).
- The **cycle store** (Urbanspec H-Series Cycle Hub) will be lockable and constructed with durable metal framing and timber cladding, providing secure, weather-protected storage for 10 bicycles.

Implementation & Management

- All works will be completed prior to first occupation.
- The **building management company** will be responsible for maintaining all security installations, including:
 - Periodic checks of door fittings and lighting systems;
 - Replacement of any defective security components;
 - Managing access control credentials for residents.

Breakdown by Building Elements

1. Doors and Windows

Doors:

- All **apartment entrance doors** will be **certified to BS PAS 24** and fitted with **multi-point locking systems**.
- No **fixed sidelights** will be used; instead, **door viewers (peepholes)** will be installed in all apartment entrance doors.
- External door sets, including those leading to communal areas, bin stores, and cycle stores, will also meet **BS PAS 24, STS201**, or **LPS 1175 SR2** certification as applicable.
- All doors will be constructed and installed in accordance with **manufacturer's security specifications**.

Windows:

- All ground floor and accessible windows will be **certificated to BS PAS 24** and incorporate **key-lockable opening restrictors** (escape requirements permitting).
- Glazing for all externally accessible windows will include **one laminated pane (minimum 7.5mm thick)** or glazing rated to **P4A under BS EN 356**.

2. Residential Access Control

- A **main building entrance intercom** will be installed with **audio communication** to each apartment, allowing residents to verify visitors remotely.
- External doors to shared spaces will be fitted with a **secure access control system**, operated via **key fob or swipe card**.
- All doors to restricted or private areas (residential, bin, bike, office) will be controlled using access credentials provided only to authorised users.

3. External and Internal Lighting

- **'Dusk 'til Dawn' lights**, operated by **photoelectric cell/daylight sensors**, will be installed at all **external doors**, including the main entrance, bin store, and cycle store.
- **Rear car park and cycle storage areas** will be illuminated using **motion-activated or PEC lighting**, ensuring visibility and deterring unauthorised access.
- Lighting will emit **white light** (e.g. metal halide) for superior colour rendition to aid identification.
- Fixtures will be positioned to avoid shadowing or blind spots.

4. Bin Storage Security

- Two enclosed **bin stores** (one residential, one commercial) will be constructed using **Landmark Street Furniture LM Modular Bin Store** system with:
 - Lockable **timber gates**,
 - Enclosures compliant with fire and access regulations,
 - No external windows,
 - Secure internal door sets certified to **BS PAS 24 / STS201**,
 - Internal thumb-turn release for safety.
- The bin stores will be accessed via a **pedestrian zone** separating them from the DDA parking bay, ensuring safe and unimpeded movement of bins.

5. Secure Cycle Store

- The **cycle hub** will provide **10 secure spaces** (7 residential / 3 commercial) using the **Urbanspec H-Series Cycle Hub**:
 - Robust **metal frame and timber panels**,
 - **Lockable access gate** operated by key or code,
 - **Sheltered** by integrated canopy for weather protection,
 - Fully **illuminated** with sensor lighting to deter theft or vandalism.

6. Letterboxes

- All residential letterboxes will be **integral to the building** and compliant with the **Door & Hardware Federation Technical Specification TS009**, preventing unauthorised access or tampering.

7. Commercial Unit Alarm System

- The ground floor **office/commercial unit** will be fitted with a **monitored intruder alarm system**, including:
 - Door contacts on all external doors,
 - PIR motion detectors within all rooms with external windows,
 - Monitoring service via an accredited security provider.

8. CCTV Provision

- A **recorded CCTV system** will be installed and **clearly visible in all external communal areas**, including:
 - Building entrances,
 - Rear car park and cycle hub,
 - Bin store area,
 - Pedestrian routes.
- Cameras will be mounted at a height or in vandal-resistant housing, capable of providing:
 - **Facial identification** (120% field of view, top of head to knees),
 - A **minimum resolution of 720x576px at 25fps**.
- Footage will be retained for a minimum of **14 days**, with procedures in place for image retrieval for law enforcement if required.

9. Summary of Measures

Feature	Specification/Standard
Doors & Windows	BS PAS 24, laminated glazing, lockable restrictors
Apartment Entrance Doors	BS PAS 24, no sidelights, door viewers
Intercom	Audio access to all apartments
Lighting	Dusk-til-dawn or sensor-activated, white light
Bin Stores	LM Modular system, locked timber gates, BS PAS 24
Cycle Store	Urbanspec H-Series, lockable, canopy, lighting
Letterboxes	TS009 certified, secure internal location
Alarm (Office Unit)	Door contacts, PIR sensors, monitored system
CCTV	720x576px, facial ID, 14-day retention, vandal-proof

Conclusion

The above security strategy has been developed in line with Secured by Design principles and Manchester City Council planning policy. When implemented, these measures will provide a secure and safe living environment, minimise opportunities for crime, and ensure the long-term protection of occupants and property.

The scheme will be **fully implemented prior to occupation** and **maintained in situ thereafter**.