



Graphite Security Ltd
20 Fairholme Road
Manchester
United Kingdom
M20 4NT

Security Measures Statement – Condition 8 Discharge Request

Site Address: 2 Ladybarn Crescent, Manchester, M14 6UU

Planning Ref: 140061/FO/2024

Prepared by: Nasr Haque - Graphite Security Ltd

Date: 27/03/2025

1. Purpose

This document is submitted to support the discharge of **Condition 8** of the planning approval for the erection of **5 garages** associated with existing flats. It outlines how the development will comply with **Secured by Design** (SBD) principles to reduce the risk of crime.

2. Overview of the Development

- The project consists of a **single-storey detached block** containing **5 individual garage units**.
 - The garages are for **storage only** and are not intended for residential or commercial occupation.
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3. Security Measures

a. Garage Doors

- Each unit will be fitted with **roller shutter or up-and-over doors** rated to at least **LPS 1175 SR1** or equivalent.
- Doors will include **anti-lift locking mechanisms** and will be manually or electronically operated with secure access control.

b. Perimeter Boundary

- The site will be enclosed by **fencing**, preventing unauthorised access from the sides and rear.
- Fencing will be solid, without footholds and securely fixed to resist removal or tampering.

c. Lighting

- **Dusk-to-dawn LED lighting** will be installed along the front elevation of the garage block.
- Lights will be mounted at 2.4m height and shielded to reduce glare, ensuring full illumination during nighttime hours.
- Optional **PIR motion sensor lighting** may also be included

4. Compliance with Secured by Design

The above measures follow SBD guidance relevant to:

- **Outbuilding and garage security**
- **Perimeter protection**
- **External lighting and access control**

This approach ensures the development is secure, deters unauthorised access and meets the requirements of Manchester City Council's Condition.

5. Supporting Documents

The following approved plans are submitted alongside this statement:

- 'Location Plan'
 - 'Site Plan'
 - 'Building Details'
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6. Conclusion

The proposed garage development incorporates robust and appropriate security measures in line with *Secured by Design principles*. We respectfully request that **Condition 8** now be discharged.

Yours sincerely,

Nasr Haque

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