

Application number: 130846/FO/2021

16 SAXON STREET, MANCHESTER, M40 7BY

**ERECTION OF 2NO SEMI-DETACHED HOUSES (CLASS C3) WITH
ASSOCIATED PARKING AND EXTERNAL WORKS FOLLOWING
DEMOLITION OF EXISTING DWELLINGHOUSE**

Condition 8

The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of external fittings, boundary treatment, gates and dusk till dawn lighting. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

Discharge Details

Jeffrey Jordan Architects contacted Design for Security (for and on behalf of Greater Manchester Police) who advised on 13th July 2021 the following recommendations (in blue):

- The proposed development should include laminated glazing; security-certified windows and doors.

Laminated glazing has been installed on all windows and doors.

- All garden boundary treatments adjacent to publicly accessible land In particular the rear boundary should be between 1800mm & 2100mm.

Rear garden boundary treatments consist of 1800mm high timber fence panelling as per drawing 016-1111.

- Entrance gates should be installed that lead to the rear of the property and should be set forward as close to the building line as possible.

Entrance gates have been set forward where possible as per drawing 016-1111. Two houses share rear access, therefore to provide separate access gates, these have been pushed back.

- Dusk til Dawn lighting should be installed on all external doors

Dusk til Dawn lighting has been installed on front and rear doors.

- Care should be taken to ensure that any boundaries formed by a combination of walls/railings should have railing panels that are fixed flush with the outer skin of the brickwork below, leaving no steps/gaps that would provide a climbing aid.

New brick wall with iron railings is to match existing which is being rebuilt as per drawing 016-1111.