

Embassy Village

Access Strategy

1.1 This Access Strategy has been prepared to provide information requested under condition 22 of Planning Permission Ref. 137608/JO/2023 for development at Embassy Village.

1.2 Condition 22 states:

“The development hereby approved shall not be occupied unless and until a scheme showing provision of safe access for disabled people, including those with mobility impairments, into the premises has been submitted to and approved in writing by Manchester City Council as Local Planning Authority. Any scheme approved in compliance with this condition shall be fully implemented before the use first commences and shall remain in situ thereafter.”

1.3 The Embassy Village site is accessed via an existing ramp from Egerton Street. The site is not publicly accessible and visitors to the site will generally need to be by appointment. The Site has a secure access point which is located on the ramp. Where visitors are invited to the site they will be notified of the ramp and asked whether they will need any assistance accessing the site. Where assistance is required, a member of Embassy staff will meet them at the top of the ramp to assist them down to the site entrance.

1.4 Where visitors have not made a prior appointment they will need to negotiate the ramp themselves. This is not expected to cause a major concern as the incline of the ramp is 1:15 which is compliant as it is within the permitted maximum 1:12 and minimum 1:20 as listed within Approved Document Part M4(2).

1.5 The distance from the road to the access gate is circa 45m. Whilst it is acknowledged that the maximum distance of a ramp for this incline is 5m it is not possible to install refuse areas along the ramp due to it being an existing structure and this part of the site not being within the ownership of Embassy Village.

1.6 Once within the secure boundary of the site, level access is provided throughout the site, including to the Village Hall, gym, workshop, and sports pitch. All of the external communal areas are accessible and provide level access. This is shown on the attached drawing ref. 2596-PLA-XX-XX-DR-L-0005 Rev. P02 ‘Accessible Areas General Arrangement’.

1.7 Where visitors decide to drive to the site, parking is provided on site and can be made available for use when needed.

EKPS/17 October 2025