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Land to side of 147 Yorkshire Street
Rochdale

PROJECT SUMMARY

PROPOSED ERECTION OF FENCING

INTRODUCTION & BACKGROUND

The land is located to the side of 147 Yorkshire Street in the centre of Rochdale. While allocated for use by 147 Yorkshire Street for off street parking, the site has also been provided with billboard advertisements for the past 10+ years; this billboard has since been removed by RMBC.

Given the sites location and openness, the site has been subject to numerous issues that over the years have been dealt with at the expense of site owner. Ongoing issues are:

Regular Fly Tipping

Fly tipping on the site has become a real issue; mattresses, wardrobes, carpets, tiling, fridges, local petrol stations accessories, general household items, food waste, wooden grates/panels used by other businesses on same Street and general waste, nearby neighbours also putting their daily household waste onto the site. Constant fly tipping not only creates an unsafe, unattractive and unhygienic environment close to the main commercial centre of Yorkshire Street but also has to be managed and removed at the expense of the site owner;

Anti-Social Behaviour

The sites location and relative inconspicuous nature has resulted in youths and people parking at the site at all hours of the day and night to visit takeaways along Yorkshire Street as well as parking up causing nuisance (loud music played at all hours), verbal abuse to passers-by and potential criminal activity. In addition to the continues anti social behaviour, the site owner has on multiple occasions challenged people on the site at various times only to be met with threats and harassment. The behaviour of persons using the site unlawfully is creating an unsafe environment for the site owner and any passers-by.

Graffiti

Damage to the side elevation of 147 Yorkshire Street following graffiti. As previously mentioned, in order to maintain the business of 147 Yorkshire Street, the graffiti has been cleaned and removed by the owner of the site; however this simply results in new graffiti within 7 days. In addition to graffiti, food is constantly thrown against the side elevation wall with the remains of the food scattering on the ground along with food packaging, once again to be cleaned by the site owner.

Parking

Despite new infrastructure to the town centre including a large car parking complex, parking of people looking to visit the town centre is perpetually seen on the site, this is likely due to the fact there is little to no parking enforcement in the area and parking on the site can be unlawfully obtained without cost.

Dog Walkers

Bagged animal faeces left on the site from dog walkers.

Mobile Trading Fast Food Vans

Licensed and unlicensed fast food vans have previously used the site unlawfully to trade. In recent times the vans have been stationed along Jermyn Street however given the sites openness to the street, there is no security on the site to stop unlawful usage.

PROPOSAL

Given the above ongoing site issues, it is clear that the site needs to be made, safe, secure and usable for the site owner. The proposal would be to simply fence of the site using an Eco Mesh fencing system. While the inclusion of the fence inherently removes the availability for unlawful parking, fly tipping may still be an issue. In order to combat the issue of fly tipping, the fence would stand at 1930mm in height thus removing the possibility or larger fly tipped articles such as mattresses and fridges.

Fencing Details

Eco-Profile Mesh 25 metres x 2 metre high.

Panels 1930mm high x 3005mm long.

Posts 60x60x2650mm long.

Clip system with security fixings.

All steelwork hot dipped galvanised and powder coated green RAL 6005.



The site would be accessible through a secure gate off Jermyn Street, the gate would be side enough to allow for car or van entry allowing the site to be used by the site owner as originally intended.

Given the mesh appearance of the fence and its set back from Yorkshire Street, it is not considered to hinder the highway in any way. The relative height of the proposed fencing would not be higher than the 2.8m< high billboard that until very recently immediately faced Yorkshire Street. Additionally the use of similar mesh fencing has been used by adjacent sites for security and privacy purposes, such as 149 Yorkshire Street.



149 Yorkshire Street – Rear

CONCLUSION

Following on going and continuous issues relating to the site, the proposal would provide a secure solution for the site and its owner as well as removing the constant financial impact of removing / clearing the site. The security of the site also benefits the surrounding area by maintaining a clear and clean site that is well managed and well maintained.