

Planning Statement

679 Manchester Road, Rochdale, OL113AA

on behalf of :

WHAG – Women's Housing Action Group

July '26

Thorp Design Services
thorpdesignservices@gmail.com

1. Accompanying Statement

1.1 This Statement has been produced to support a planning permission application for the installation of a 2m fence and access gate at **679 Manchester Road, Rochdale** (“the Application Proposals”) for WHAG (“the Applicant”).

1.2 This Statement has been prepared by Zach Thorp of Thorp Design Services.

1.3 Background – There has been an existing application submitted for a 2.4m mesh fence which was refused. As part of this application we believe it's important to understand the reasons behind this updated fencing application:

The property is 24 hour supported accommodation for vulnerable homeless women that has been on this site since 1996. From that time the complexity of the cases is much higher than it was 20 years ago.

The reason and support the clients require are varied but include difficulties in managing their own front door and some clients have experienced and may still be at risk of domestic abuse and continue to experience trauma. WHAG are trying to provide a safe and secure environment so the women they work with can move on safely to their own homes.

At weekend and at night staff lone work. As an employer and provider of support services in the borough, WHAG feel this is necessary safety feature for staff so we can monitor who is on site. The open aspect of the site leaves both the clients and staff vulnerable as they are unaware of who is onsite.

The site bins are used by other people as the site is open, therefore WHAG find it problematic in keeping the site clean as clients don't have enough room in the bins for their own rubbish. We frequently must order skips and this can then be a fire hazard.

The car park is used by neighbours, so difficult to determine who is on site. Both clients and Staff have reported times when they feel unsafe and have been verbally abused by people using the car park.

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