

From: Harvey, Michael swp55162 <Michael.Harvey2@south-wales.police.uk>
Sent: 30 August 2023 13:18
To: Planning
Subject: Re: Planning Application Number P/23/0196
Attachments: 1. Report planning.docx

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Please find attached report fyi and consideration in determining the above planning application.

Best wishes Mike

Mike Harvey

Swyddog Cynllunio er mwyn Atal Trosedd | Designing out Crime Officer

Heddlu De Cymru | South Wales Police

Gorsaf Heddlu Castell- Nedd | Neath Police Station

Mobile: 07536096615

Ymateb nad yw'n Argyfwng\ Non-Emergency Response

Oes angen i chi siarad â'r heddlu ond nid oes angen ymateb brys arnoch? Gallwch roi gwybod am fater drwy ein gwefan <https://www.south-wales.police.uk>, anfon neges breifat atom drwy gyfrif Facebook neu Twitter swyddogol Heddlu De Cymru, neu ffonio 101. Gallwch ddefnyddio 101 i roi gwybod am achosion nad ydynt yn rhai brys i unrhyw heddlu yng Nghymru a Lloegr. Mewn argyfwng, ffoniwch 999 bob amser.

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Pencadlys Heddlu

Heol y Bont-faen
Penybont
CF31 3SU

Mewn argyfwng ffoniwch **999**
fel arall, ffoniwch **101**
Gwefan: www.heddlu-de-cymru.police.uk

Police Headquarters

Cowbridge Road
Bridgend
CF31 3SU

In an emergency always dial **999**
for non-emergencies dial **101**
Website: www.south-wales.police.uk

Neath Police Station
Gnoll Park Road
Neath
SA11 3BW

Tel 07815 953 028

Michael.Harvey2@south-wales.police.uk

30th August 2023

Merthyr Planning

Dear Sir/Madam

Re: Planning Application Number P/23/0196.

Having reviewed the drawings, I would have the following observations to make in respect of the above planning application: -

(i). Perimeter security.

Walls/fencing/railings and gates should restrict access to the rear and sides of the apartments. They should be robust and at least 1.8 metres high. To prevent it being climbed the perimeter security must be of a suitable design.

Gates should ideally have access control fitted and the gate hinges must be protected. Gates must be the same height as the adjacent wall/fencing/railings and sited at, or as near to, the front building line of the properties as possible.

If perimeter security as outlined above does not protect the building, defensible planting must protect this sides of the building to prevent persons getting up to the window.

Rear and side gardens must be secure areas.

Reason – To prevent burglary.

(ii). Lighting.

The rear and side of the property, the parking bays, cycle stores and bin stores

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should be lit, during the hours of darkness. The corridors and entrances into the apartments should also be lit during the hours of darkness, when in use.

Lighting must be controlled by photo electric cells or time switches.

The Design and Access states the lighting will meet the British Standard 5489 and I am pleased with this.

Reason – To deter crime, detect criminals and increase public safety.

(III). Vehicle Parking.

All vehicle parking bays must be lit and overlooked by the apartments (as per drawings). The bays must be clearly marked.

Reason – To prevent vehicle crime.

(iv). Landscaping and planting.

Overgrown shrubs and other thick barriers that are near public areas must be avoided and clear sightlines must be maintained over long distances. Windows and doors must not be obscured by landscaping features and trees in public areas must not have any foliage below 2 metres from the ground.

Trees and other landscaping features must not be positioned where they could create hiding/entrapment spaces, obscure signage and lighting or provide a potential climbing aid into properties.

There must be clear lines of sight across the development and clear unobstructed views of the parking bays from the apartments.

Reason – To increase surveillance, increase public safety and reduce opportunities for crime.

(v). Bicycle store.

The bicycle store, with individual stands for securing bicycles, must be secure and should be lit during the hours of darkness (please visit website www.securedbydesign.com for more information). Access into the bike stores should preferably be controlled by access control e.g., fob, swipe card, digilocks.

Reason – To prevent pedal cycle theft.

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(vi). Bin storage.

The bin stores must be secure and access into the store preferably controlled by access control e.g., digilocks.

As the bin store is accessible internally and externally the doors of the store should meet the standard PAS 24 2022 or equivalent.

Reason – To prevent arson and burglary.

(vii). Drainpipes.

Drainpipes should be located within the fabric of the building or be flush fitting and of a design that is difficult to scale.

Reason – To prevent access to windows above ground floor and to the roof

(viii). Utilities.

If smart meters are not installed, the utility meters must be located to the outside and front of the apartment block.

Reason To prevent criminals having an excuse to access the rear of properties

(ix). Door security.

The entrance doors into the apartment block must meet the standard PAS 24 2022, LPS 1175 SR2 or equivalent and should be third party tested and certificated. The individual apartment external doors should meet the same standards.

Doors that are described as fire doors, or where fire performance is declared or implied, are required to have third-party certification for both security and fire performance. Fire doors must have no external furniture fitted.

It is vitally important that developments have the correct level of security specifications for door-sets and windows and that the selected doors for any development should have been tested against the requirements of BS 6375, parts 1-3 and are classified according to their intended use. This is particularly important when deciding on the relevant door-set for an apartment block, as the usage will be much higher. Therefore, specifiers should ensure that the door-set is fit for its intended purpose and environment as in Section 22 of Secured By Design Homes Guide 2023 - [HOMES GUIDE 2023 web.pdf \(securedbydesign.com\)](https://www.securedbydesign.com/webpdf/HOMES_GUIDE_2023_web.pdf) .

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Glass fitted in or adjacent to door panels should be laminated and doors in recesses of more than 600 mm deep must be avoided.

Reason – To prevent burglary.

(x). Window Security.

All vulnerable windows must meet the standard PAS 24 2022 and should be third party tested and certificated.

Reason – To prevent burglary

(xi). Access control.

Access into the apartment block must be controlled by access control with audio and visual verification fitted that meets Secured by Design standards and specifications.

Reason -To prevent opportunist crime and burglary.

(xii). Dwelling identification.

The apartment block must be easily identified with the individual apartments clearly numbered.

Reason – To assist emergency services, postal workers, delivery drivers etc.

Further detailed information can be found on the Secured by Design website www.securedbydesign.com .

If you or the developer require discussing any of the points raised in this report, please do not hesitate to contact me.

Yours Sincerely

Mike Harvey
Designing out Crime Officer

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