

30/6/2021

Technical Support Team,  
Planning, Manchester City Council,  
P O Box 532,  
Manchester,  
M60 2LA

To Whom it may concern

**Re: Battersby Street Scheme Cycle Shed Planning Requirement**

I am writing to you on behalf of MSV Housing as you require our Contractors Wiggett Group who are building the Battersby Street Scheme to install cycle sheds to each plot as part of the works. I would be grateful if you would note the following points.

1. The rear gardens in properties on this development are only very small plots. Having to place a cycle shed in an already very small rear garden which will also need a hard landscaping area in order to secure them onto a level surface, significantly reduces the amount of usable amenity space left for the residents and their children to use as these are 2 & 3 bed houses. Given the situation over the last 12+ months with more and more people making use of any usable outdoor space to help with mental health related issues due to covid lockdown, reducing usable garden space is not a good option in my opinion.
2. If we were to install a cycle store we only be able to afford small ones to go in the rear gardens, but once you introduce a bike hoop inside the store to secure a bike and then an actual cycle there is no room left for a resident to store anything else e.g. garden lawn mower or other garden maintenance equipment which is what residents will want to do in order to maintain the gardens. The cycle store then ends up not being used and just takes up valuable garden space. Also given that the cycle store is in a very small garden space it would take up a lot of the view into the rear garden from inside of the houses, and from a residents point of view become an eyesore with them having to look out at that instead of being able to enjoy the view into the rear garden.
3. in terms of the initial costs to have the shed supplied and fitted by the contractor in the first place we would be looking at approximate costs of £450 per cycle store+ £600 to supply and fit them = £1,100 per plot (this includes the cost of the hard landscaping needed for each garden) x 15 plots meaning an additional outlay of around £16,500 for the cycle stores which we have not budgeted for and residents may not use or want in their gardens as mentioned in my earlier points. If the cycle stores are installed that would also impact on MSV and in turn the residents who ultimately pay these costs over time via their rents in terms of replacement costs for potentially 15, as we would have to fund replacement of each cycle stores every 5 years or so as they have a short life span.
4. Finally, we have been advised by the contractor that there are currently extremely long delays in material supply due to covid. So, any order to supply and fit the cycle stores would not be fulfilled until well after the existing completion dates that have been agreed which will impact on handover dates and residents being able to occupy the units.

Whilst I do appreciate and understand your desire to encourage sustainability there are some situations where this desire does not match up with day to day practicalities as mentioned in my points above and require some reconsideration. I would be grateful if you could look again at the request to have cycle sheds installed as part of this development.

Yours sincerely



Cleveland Edwards  
Development Officer