

## Statement in Support of Discharge of Condition 12

**Project Reference:** 141792/FO/2024

**Site Address:** Blossom Street Motors, 27 Gun Street, Manchester, M4 5DN

**Condition Number:** 12 (Cycle Storage)

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### Planning Department

Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA

# Statement in Support of Discharge of Condition 12

## 1. Introduction

This statement has been prepared on behalf of the applicant to discharge **Condition 12** of planning approval **141792/FO/2024**, granted by Manchester City Council on 10 April 2025.

Condition 12 requires the submission and approval of cycle storage details prior to the occupation of the development to ensure sufficient provision and support a modal shift toward sustainable transport, in accordance with Policies SP1, T1, T2, and DM1 of the Manchester Core Strategy.

## 2. Proposed Cycle Storage Strategy

In lieu of a communal or external dedicated bike store, the development utilizes an **integrated in-unit storage strategy**. It is proposed that cycle storage for the development will be accommodated within the private demise of each individual unit.

The rationale for this approach is as follows:

- **Security and Peace of Mind:** By storing cycles within the units, users benefit from the highest level of security. In an urban context like Ancoats, internal storage mitigates the risk of theft or vandalism often associated with communal street-level stores.
- **Ease of Access:** Users will have immediate access to their bicycles within the space, encouraging frequent use and supporting the "modal shift" required by Policy T1 and T2.
- **Space Optimization:** Given the site's footprint at 27 Gun Street, the internal layouts have been designed to ensure sufficient floor space is available to accommodate bicycles without compromising the quality of the environment.
- **Maintenance:** Bicycles stored within a temperature-controlled, dry internal environment are better preserved than those in external or semi-external stores, reducing the long-term maintenance burden for users.

## 3. Compliance with Policy

This approach aligns with the intent of **Policy DM1**, which seeks to ensure that new developments provide functional and well-integrated storage solutions. By formalising in-unit storage, the development ensures that cycle provision is "retained for the lifetime of the development," as it remains a fundamental part of the users amenity.

We believe that this strategy provides a practical and secure solution that meets the requirements of Manchester City Council while responding to the specific spatial constraints and character of the Blossom Street Motors site.