APPLICATION FOR DISCHARGE OF PLANNING CONDITION 23

Planning Permission Reference: 130514/VO/2021
Project: Collyhurst South
Applicant: DEX Construction Group Ltd

Discharge of Planning Condition 23 – Dwellinghouse Cycle Stores

This submission is made in support of an application for the discharge of the planning condition relating to cycle parking provision attached to the above planning permission, specifically the element of the condition requiring approval of cycle storage for the dwellinghouses.

The relevant part of the condition states:

Prior to the first occupation of the dwellings, the siting, scale and appearance of a suitable cycle store for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle spaces shall be retained and maintained for as long as the development remains in use.

Proposed Dwellinghouse Cycle Stores

Details of the proposed cycle stores for each dwellinghouse are submitted for approval as part of this application.

Each dwellinghouse will be provided with an individual secure cycle store in the form of a Secure by Design accredited "Norfolk" shed, manufactured by SB Sheds and Fencing. The proposed stores comprise the following:

- Timber shed construction measuring 6 feet by 4 feet (approximately L 1.8 metres × W 1.2 metres x H 2 meters);

  http://sbshedsandfencing.co.uk/products_single/norfolk.html

- A windowless design to enhance security by preventing visibility of stored bicycles and equipment;
- Constructed in accordance with Secure by Design standards.

The security specification of each cycle store includes:

- A Sold Secure Silver Hasp and Staple and Padlock, installed with increased shed framing to improve resistance to forced entry;

  https://soldsecure.com/product/federal-lock-fd-730

- A BS3621 British Standard 5-Lever Mortice Lock, housed within upgraded framing;
- Hinges secured using coach bolts to prevent removal of the door from the frame.

In addition, each cycle store will incorporate an Oxford Brute Force Ground Anchor to enable bicycles to be securely locked within the shed. The anchors will be installed through pre-cut holes in the shed floor in accordance with the manufacturer's installation requirements.

https://soldsecure.com/product/oxford-brute-force-ground-anchor

The proposed cycle stores provide secure, weatherproof and convenient cycle parking facilities for future residents. The combination of Secure by Design accreditation, enhanced locking arrangements and Sold Secure approved cycle anchoring ensures that the storage facilities are robust and suitable for their intended purpose.

Retention and Maintenance

The applicant confirms that the approved cycle stores and associated cycle security measures shall be retained, maintained and kept available for the secure storage of bicycles for as long as the development remains in use.

Conclusion

The submitted details demonstrate that each dwellinghouse will be provided with a suitable and secure cycle store. The siting, scale and appearance of the proposed cycle stores have been provided for the Local Planning Authority's consideration in accordance with the requirements of the planning condition.

Manchester City Council is therefore respectfully requested to approve the submitted details and grant a partial discharge of the condition insofar as it relates to the dwellinghouse cycle stores.

Appendices

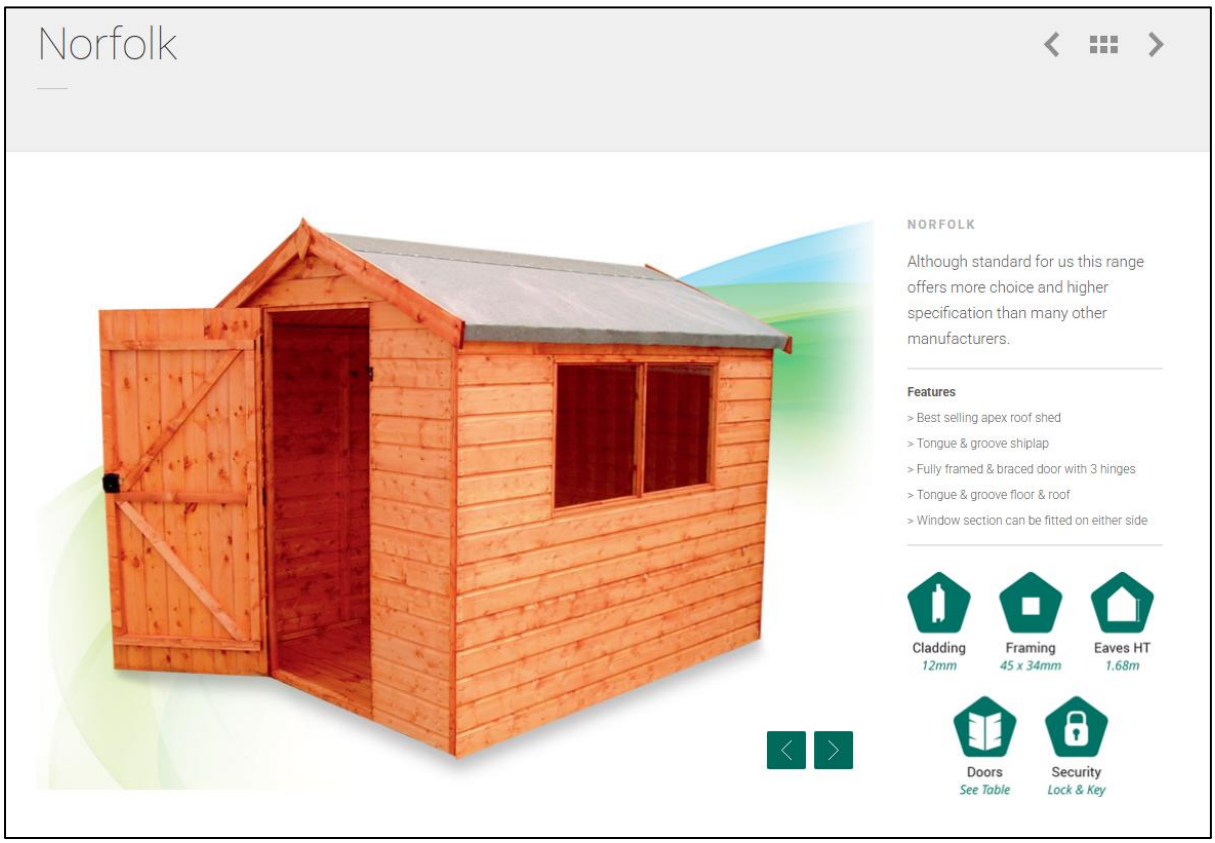
Appendix 1 – Site Layout Plan

Appendix 2 – Product Literature

Appendix 1 – Site Layout Plan



Appendix 2 – Product Literature





Brute Force

The Oxford Brute Force is a Sold Secure silver rated ground anchor.

The Oxford Bruteforce Anchor is made of hardened steel which provides a safe anchor point when fitted to suitable floors and walls. Now Sold Secure Motorscooter SILVER & Pedal Cycle SILVER approved.

Key Features

- Sold Secure Motorscooter SILVER & Pedal Cycle SILVER approved
- Attack tested hardened steel bolt-down anchor for floors and walls
- Can be used with all Oxford chains up to 14mm diameter and all cable locks
- Bolts protected by ball bearing and then covered when a lock is being used

Company:	Oxford Products
Product Categories:	Bicycle Security - Sold Secure Rated Bike Locks · Ground Anchors · Motor Scooter Security Products
Product Type:	Ground Anchor
Contact	Sales Office
Telephone:	01993 862300
Email:	custserv@oxprod.com
Website:	https://www.oxfordproducts.com//
Grading:	Pedal Cycle (Formerly Bicycle) - Silver Motor Scooter - Silver What do these ratings mean?



Federal Lock FD 730

The Federal Lock FD 730 is a Sold Secure silver rated approved padlock.

- E-coated hardened steel lock body with blue bumper
- Anti-cut molybdenum shackle
- Rekeyable & changeable 6 pin brass anti-bump, anti-drill, anti-pick cylinder with two keys
- Double stainless steel ball locking system
- Anti-drill sliding cover plate design
- **Clever shackle change design [Patented]**
- KA & MK available

This padlock is ideal for security gates, factory front, garage, entrance, etc.

730 Series features an e-coated hardened steel lock body with molybdenum shackle to resist drilling, sawing, twisting, and brute force attacks. With the blue bumper, the lock body can prevent damage to locked item. The anti-drill sliding cover plate provides high standard drilling resistance in cooperation with slide-in slot and anti-drill plate.

The patented clever shackle interchange design allows changing the shackle conveniently by using simple tools. This lock adopts a key retaining design. The design makes the key irremovable when unlocking to ensure locking operation is done before removing key and complies with the specifications of certificate and military uses. The double locking ball bearings increase tensile strength to resist pulling attack.

Company:	Federal Lock Co. Ltd
Product Categories:	Padlocks & Fittings
Product Type:	Padlock
Contact	Ted Chen
Telephone:	886-8-769-2966 ext. 214
Email:	federal@federallock.com.tw
Website:	https://www.federallock.com.tw/
Grading:	Padlocks & Fittings - Silver What do these ratings mean?