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From [REDACTED]
Date Sun 14/09/2025 17:30
To David Lawless [REDACTED]

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Good morning Dave

Installation of replacement roof and chimneys in association with the provision of five additional ensuite bedrooms and two communal areas in the roofspace; provision of cycle storage and erection of railings to front boundary
Carfax Court, 7 Lower Park Road, Manchester

Thank you for the opportunity to comment on the above application.
I have examined the submitted plans and supporting documents and carried out a desktop review of the site and surrounding neighbourhood (using Google maps) and the Council's Planning Portal.
The proposed development is broadly acceptable, however, in a neighbourhood with a high number of cycle thefts, I do not consider the cycle parking provision to be adequately secure. The Design and Access Statement refers to cycle parking shelters but there are no details of the shelters. The cycle stands/racks should be located within robust cages or shelters that are secured with a self-closing/self-locking gate or door and, ideally, protects the bikes from the weather. As there does not appear to be any car parking on the site, it seems sensible to secure the pathways on each side of the building with appropriately high and secure fencing and gates that restrict access to residents and staff only, thereby improving the security of the cycle parking as well as the sides and rear of the property. To address my concerns, I respectfully suggest that the applicant is required to provide additional details of the cycle parking and details of measures to secure the access points along the sides of the building or that a condition is imposed that requires these details to be agreed, installed as agreed and retained in good order thereafter.

Kind regards

[REDACTED] BSc(Hons) Dip TP Dip Mgmt MRTPI
Consultant

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