



**STATEMENT BY WALES AND WEST HOUSING TO DISCHARGE CONDITION 30
OF THE PLANNING PERMISSION RELATING TO SECURE CYCLE STORAGE
FACILITIES**

**RESIDENTIAL DEVELOPMENT OF 34 AFFORDABLE DWELLINGS AT HEOL
BERWYN/ WRENBURY COURT, WRENBURY WAY, CEFN MAWR, WREXHAM,
LL14 3NE**

PLANNING PERMISSION P/2020/0627

1. INTRODUCTION

Wrexham Planning Committee resolved to grant planning consent for planning permission P/2020/0627 'Erection of 34 affordable dwellings' at land at Heol Berwyn, Wrenbury Court, Wrenbury Way, Cefn Mawr, Wrexham, was on 1st March 2021. Condition 30 relates to the provision of secure cycle storage for all properties. This statement provides information to satisfy this condition.

2. PLANNING CONDITION

Planning condition 30 states:

"No part of the development shall commence until details of secure cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The facilities as are approved shall be provided on site prior to first use of the development and shall thereafter be permanently retained."

3. CYCLE STORAGE

The proposed site plan Drawing no 701-H shows that each dwelling has a shed within the rear garden. The provision of a secure shed is within the Wales and West specification for all new houses. Extract below.

31.0 EXTERNAL STORAGE

31.0.1 Type:- Robust timber garden shed with tongue and groove cladding and tongue and groove roof boarding to be provided. All timber to be preservative treated. Manufacturer/Supplier/Design:- to Association approval.

Size:- minimum size 2.5m², 3 bed and above to be minimum size 4 m² but to meet sustainability requirements

Lock:- Medium duty padlock with three keys. Floor:- constructed from 16mm PTGV boards.

Base:- Insitu concrete 100mm thick; shed bearers to be bolt fixed with resin anchor bolts.

Decoration:- Preservative based stain; colour to Association approval.

Fixtures:- Anchor post/frame for securing bicycles as Assembly/sustainability requirements.

31.1 BICYCLE STORAGE

31.1.1 Should be included in garden storage provision.

As stated above each shed is on a concrete base and within the shed will be a metal hoop, which will be bolted into the ground and set within the concrete. Cycles can then be securely locked within the shed, by being locked to this hoop with any cycle lock. The shed is also fitted with a secure latch and lock which meets Secure By Design Gold.

4. CONCLUSION

It is considered that the provision within the garden sheds as set out in Wales and West's standard house specification which applies to this development, therefore provides the secure cycle storage for each property required by the planning condition.