

To: High Peak Borough Council Planning Authority

Subject: Discharge of Planning Condition - Installation of Covered Cycle Storage

Dear Planning Officer,

I am writing to submit the details required to discharge Condition 2 of the planning permission associated with the change of use application (Application No: HPK/2024/0110) for the installation of covered cycle storage at the Swan Hotel, Buxton Road, New Mills, Derbyshire, SK22 3JS.

Condition 2 of the planning permission requires the submission of details for sheltered, secure, and accessible bicycle parking. In compliance with this condition, we propose the installation of a Sheffield bike stand under a covered area adjacent to the gym.

Proposed Installation Details

1. Type of Cycle Stand:

- **Sheffield Stands:** These stands are widely recognised for their robustness and ease of use. The stand can securely hold two bicycles, one on each side.

2. Location and Coverage:

- The bike stands will be installed under a covered area to provide protection from the elements, ensuring the bicycles remain dry and secure.
- Sessions at the gym are only 45min, so the bikes will only be stored for a very short time period while users are attending sessions.

3. Spacing and Accessibility:

- **Spacing:** The stand will be located 0.6m from the walls to ensure adequate space for parking and removing bicycles.
- **Accessibility:** The location is easily accessible from the main entrance of the gym, promoting convenient use for gym members, similarly it will also be located behind a stairway meaning that they will not be visible from the pavement outside the gym.

4. Security Measures:

- The stands will be securely bolted to the ground using flanged ends concreted into the ground, preventing removal or tampering
- The Sheffield stand will also be located behind a stairway meaning that cycles will not be visible from the pavement outside the gym.

5. Compliance with Planning Standards:

- The installation adheres to the UK planning standards for cycle parking, ensuring adequate spacing, security, and accessibility.
- The design promotes sustainable travel and aligns with Policy CF 6 of the High Peak Local Plan, encouraging healthy and environmentally friendly transportation options.

Additional Information

- **Condition 6:** Please note that Condition 6, which requires details of external lighting, will not be applicable in this case as no additional permanent lighting will be installed for the astro turf area.

Supporting Information

- **Plans and Drawings:** Attached are the detailed plans and drawings (Block Plan, Elevation, Floor Plans, Location Plan) showing the proposed location and layout of the cycle storage.
- **Installation Timeline:** The installation will be completed within three months of this approval, as stipulated in the planning condition.

We trust that the provided details meet the requirements for discharging the planning condition. Should you require any further information or clarification, please do not hesitate to contact us.

Thank you for your attention to this matter.

Yours sincerely,

Alexander Berry