

Consultation Response from KC, Highways Development Management (HDM)**2025/93229 Land off, Westgate, Cleckheaton, BD19 5DR****Discharge of details reserved by conditions 15 (drainage), 33 (waste), 37 (cycle parking), 41 (LEAP) on previous permission 2021/93567 for demolition of existing commercial buildings and erection of 180 dwellings with associated works****Date Responded: 23/03/26****Responding Officer: A Darwin****Responding Ref: HDC 9-3SW/6****RECOMMENDATION: Amendments required**

HDM have been consulted regarding the discharge of condition application 2025/93229, relating to Conditions 37 (cycle parking) of previous permission 2021/93567, which states:

'Prior to the occupation of the hereby approved dwellings, details of secure and covered cycle storage for the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved cycle parking facilities for that dwelling have been provided. The cycle storage facilities shall thereafter be retained'

The following information has been provided to discharge the above condition:

- Site Layout (Dwg: BY00099-STH-B01-XX-DR-A-SL001 Rev: T);
- Typical Shed Arrangement Detail (Dwg: SD8.EW.08).
- Supporting letter from Strata, reference PP-14465650

The above information confirms that cycle parking is provided in sheds for those dwellings that do not benefit from garages, which are accessible via external routes. This is acceptable in principle to HDM.

However, the drawings show a shed dimension of 6'x4', which is insufficient to accommodate larger bikes. In accordance with LTN 1/20 (Table 11-2), a minimum length of 2m (internal dimension) is required for floor standing cycle storage. Therefore, a larger shed is required.

It is also recommended that the sheds are sufficiently sized to accommodate other essential items (e.g. garden tools/equipment) and include wider doors (only 660mm wide doors are currently proposed) that will allow easier access to the cycle storage, and enable a wider range of cycle equipment to be stored (e.g. cycle trailer that would require door width of circa 900 - 1000mm).

In light of the above, it is recommended that Condition 37 is not discharged until revised details are provided of a suitable shed type.