

Planning Statement for the Discharge of Conditions 5 and 6

Application Number: HGY/2021/1971

HILLSIDE, 74 COUCH HILL, LONDON, N8 8DN

Pre-occupational planning Conditions:

CONDITION 5 – Cycle Parking

The development requests the provision of x10 long stay cycle spaces and x2 short stay cycle spaces.

These are being provided for with a new covered and secure parking facility at the rear of the property. Please see drawing **0082-A-0103 Fig.1** and two short stay closer to the front entrance.

The long stay covered cycle parking is a timber construction with timber fence panels to be in keeping with the surroundings. It will have a felt roof and a coded door entrance.

Provision of x2 additional covered long stay spaces is being included for the flat at the rear addition (condition 5 of HGY/2022/0979). Making a total NEW provision of x12 long stay spaces provided.

CONDITION 6 – Refuse and Recycling

The existing covered bin store is right by the roadside entrance to site. This presents the best location for rubbish to be easily collected from site for all the flats.

The bin store currently houses x4 general waste of 360 litres and 3 recycling 360 litres bins.

On Tuesdays the truck parks on the roadside and the wheelie bins are wheeled round to the rear of the truck.

In line with Policy DM4 under the development plan it is proposed to add an additional: x2 general waste bins and x2 recycling bins.

This is a 40% increase in capacity. As per marked drawing 0082-A-0103 the bin store will be extended 2.6m with the addition of a second wide door added for access.

All additional flats will provide in-built bin storage within the flats.