

From: Oliver Cooper
Sent: 23 January 2023 09:41
To: Caroline Townley
Cc: Geraint John; Osian John; Luke Harrell <; Tia Fishlock <
Subject: RE: Land at Horton Road ref. 22/00843/FUL

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Good morning Caroline,

I hope you're well, and had a good weekend.

Further to your below email, we have discussed the content of the attached contaminated land response with the applicant.

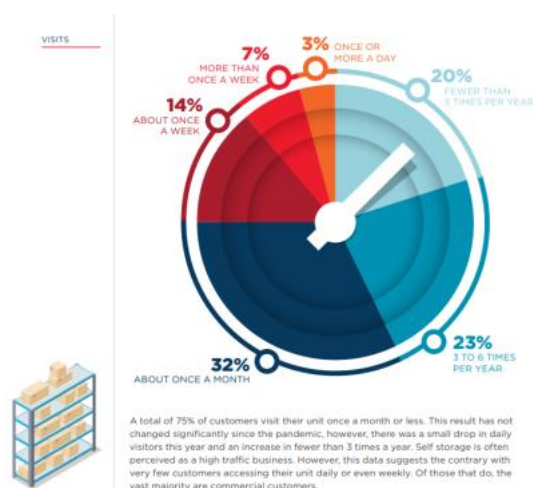
It is positive to note that WRS do not anticipate a ground contamination issue with this proposal, provided that the cover layer is properly maintained, and appropriate safety and control measures are implemented.

Generally, the response appears to be based on two matters:

- 1) The assumption that there will be significant vehicle movements which could erode / displace the hardcore cover; and
- 2) A requirement for further details on the design or controls which will reduce the possibility.

1) Assumption of significant vehicle movements

As detailed within our additional information covering letter (Nov 2022) – reattached for ease, The 2022 Self Storage Association UK's Industry Report provides some informed data on traffic generation, stating that the level of traffic is likely to be insignificant for such proposals. Using the data and assuming that all units on the site are occupied (which is unrealistic assumption in reality), it is calculated that the proposals would provide for an average of 13 trips a day (see below extract from the report):



In addition, the majority of these 'trips' will likely be domestic vehicles and smaller / medium sized vans, which will have limited impact on the hardcore cover.

These factors together demonstrate that there will be limited harmful impact upon the erosion and displacement of the hardcore cover.

Notwithstanding this lack of impact, control measures are detailed within the below.

2) Controls which will reduce the possibility of erosion and displacement of hardcore cover

To manage this potential impact, rather than try and manage this through design, the applicant manages any potential risk through weekly inspections. For reference, we attach an example of an inspection report which was carried out for their Cardiff site. These weekly inspections identify at source as soon as pot holes / any noticeable damage starts to form. If this is the case, the applicant will take plant to site to relevel and compact the ground. On average, the requirement to do so is once or twice a year across their sites.

We trust that the above addresses any perceived concerns, albeit if you have any questions, please let me know.

Other matters

As an aside, for completeness, can you please provide us with copies of the positive City Archaeologist and Environmental Protection Adviser responses?

In terms of the drainage and highways response, I can confirm that we are responding to these as we speak.

Many thanks,

Ollie

Ollie Cooper
Planner
Geraint John Planning Ltd



Llanishen Inspection

6 Jan 2023

Complete

Score	88.89%	Flagged items	1	Actions	0
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Site conducted

Unanswered

Conducted on

06.01.2023 14:17 GMT

Prepared by

Sharon Parfitt-Jones

Location



Flagged items





1 flagged

Llanishen Inspection

Area free of defects?

No

Part of seals on units 71 and 72 starting to come away

Llanishen Inspection	1 flagged, 87.5%
Site frontage in good order?	Yes
Signage correct?	Yes
Barrier working correctly?	Pass
Office clean & tidy?	Yes
Container / customer area litter free?	Yes
Have you checked full perimeter fence / service area?	Yes
Area free of defects?	No
Part of seals on units 71 and 72 starting to come away	
What are the defects?	Seal coming away from container
Document defects?	
 Photo 1	 Photo 2
 Photo 3	 Photo 4
Yes	

Appendix



Photo 1



Photo 2



Photo 3



Photo 4