

APPLICATION NUMBER: 24/0755

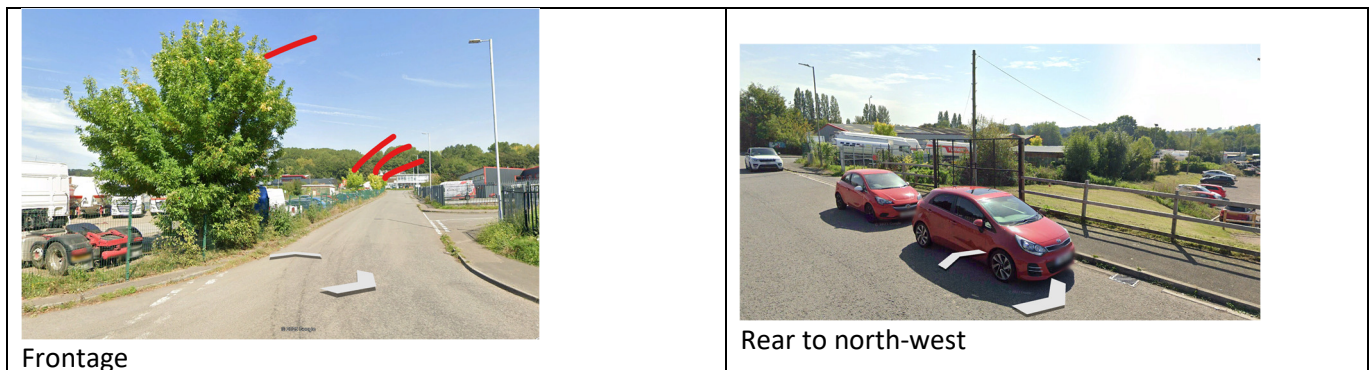
PROPOSAL: CHANGE OF USE FROM SUI GENERIS TO B8 SELF-STORAGE FACILITY

SITE: Land East of Lyte Buildings Road C Wern Industrial Estate

APPLICATION TYPE: Full

The Planning Statement confirms trees along the boundary will need to be removed and considers that betterment will be provided on site through the addition of a Green Roof.

My concerns are set out below:



Storage units up to a security fence boundary line would not have been part of the original industrial estate landscape strategy.

The GIS section of the Statement is mis-leading. Trees along the boundary will need to be removed to enable the current site plan, if the site plan is not revised then suitable mitigation will be required. A green roof is completely different in its landscape character and biodiversity role.

GIS enhancement is proposed to be delivered as part of the above ground SuDS scheme although no indicative drainage strategy is provided.

The extent of hard surfacing is not clear from the Site Plan.

There may be an opportunity to retain established trees with professional input and a small reduction in the number of storage units at key locations.

As it stands, proposals would not meet LDP policy GP5 and need to:

1. demonstrate retention of planting and soft landscape areas to the north-west boundary
2. retain or provide adequate mitigation for tree losses along the main frontage
3. reduce the visual impact of storage units
4. confirm the extent of hard surfacing

Following this a soft landscape scheme detailed by a professional will be required along with a five year maintenance plan, this could be conditioned provided adequate space is allocated in the site layout.