

**WARD:** Ashley **CONTACT OFFICER:** Ken Reid  
**SITE ADDRESS:** Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol

**APPLICATION NO:** 13/05815/F Full Planning  
**EXPIRY DATE:** 1 April 2014

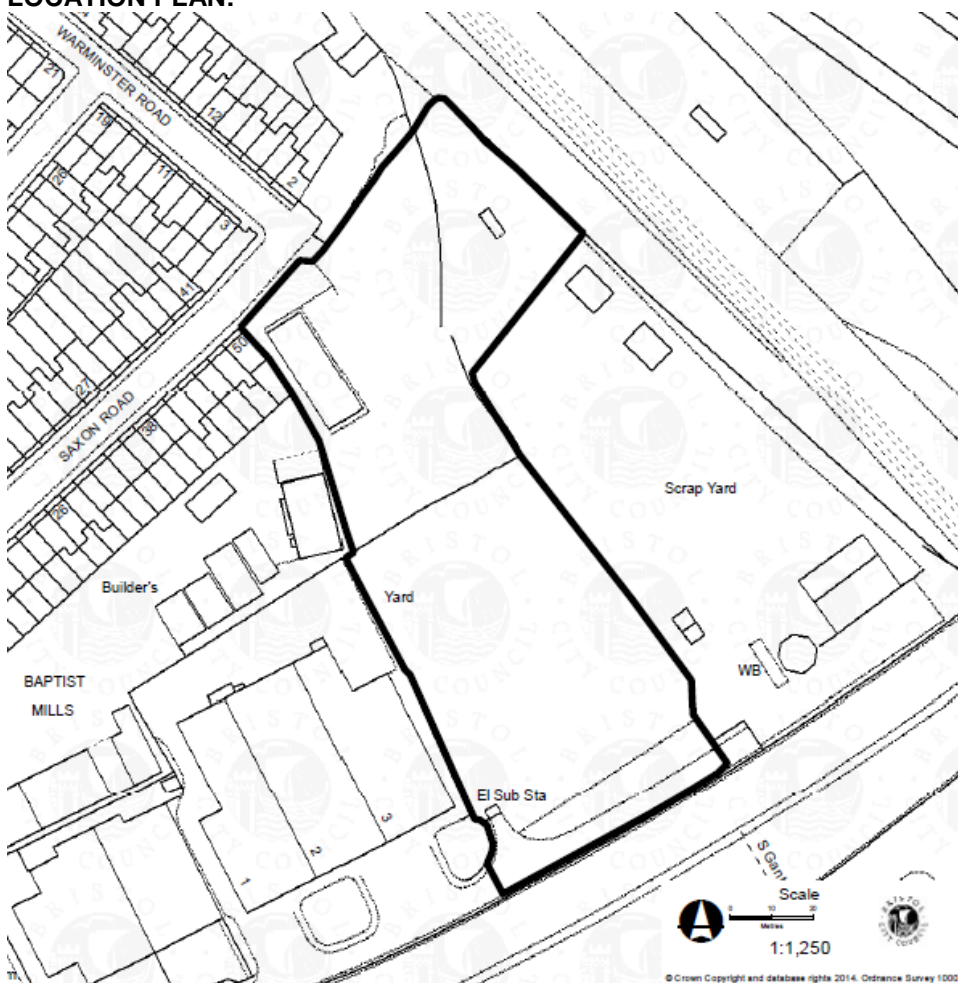
**Development of land as a containerised self-storage facility (Use Class B8). (Major application)**

**RECOMMENDATION:** Grant subject to Condition(s)

**AGENT:** Melia Kesh Ltd  
166 Bath Road  
Atworth  
SN12 8JL  
**APPLICANT:** Dainton Group Services Ltd  
Dainton Business Park  
Heathfield  
Devon  
TQ12 6RG

*The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.*

**LOCATION PLAN:**



comtop  
v4.0408

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**Development Control Committee A – 18 June 2014****Application No. 13/05815/F: Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol****SITE DESCRIPTION AND BACKGROUND**

The application site is situated to New Gatton Road which is north of the M32, and is bound by a scrapyard and main railway line to the east, residential properties to Saxon Road/Warminster Road to the north, and existing industrial units to the west. The site comprises of approximately 2.44 acres (9874 square metres) of derelict land with areas of hardstanding, mixed with vegetation along the northeast and northwest perimeters of the site. There is also some foliage throughout the centre of the site. The site is fenced off to New Gatton Road with a pair of gates located to Saxon Road.

The site was divided both in terms of ownership and land use. The northern part of the site was previously used as a Stonemason and Builders Yard, last occupied in 1991. The southern part of the site has no specifically documented planning history prior to 1992, although available evidence indicates that the land intermittently formed part of the adjacent scrap yard. Prior to this it is understood that the land was used as railway sidings. The car breaking activity was short lived and following its cessation the site has remained vacant. The site has been prone to incidents of fly-tipping and vandalism, as evidenced across the site. The site has also been used informally from time to time by dog walkers, but there are no rights of way across the site.

**RELEVANT PLANNING HISTORY**

In terms of previous planning history the site has been subject to the following.

99/02814/F - Erection of buildings for light industrial/office purposes (Use Classes A2 and B1).  
Granted 13th August 2001.

00/00193/F - Redevelopment of builders yard to provide units for light industrial/office purposes (Use classes A2 and B1). Granted on 13th August 2001.

06/02163/F - Erection of 5,717sqm (GIA) of light industrial (Use Class B1) floorspace with associated access and landscaping. This was withdrawn.

06/03393/R - Renewal of planning approval ref. 99/02814/F. The application was withdrawn.

06/03388/R - Renewal of planning approval ref. 00/00193/F. The application was withdrawn.

07/04727/F - Development comprising 12 no. units for B1(c) and B8 use, including associated car parking, landscaping and formation of access from Gatton Road. Granted.

In 2012 the site was subject to a formal pre-application (12/03603/PREAPP) which proposed two options. The first option was to use the whole site for containerised self-storage and the other proposed a combination of housing to the north and self-containerised storage to the south. The outcome from the pre-application response was that the whole site should be retained for employment use and that any residential use was ruled out given the sites proximity to gas holders to the other side of the railway line. The Health and Safety Executive (HSE) advised against given the likely increase in people residential development would bring and the risk to the general public.

With the above in mind it was concluded that any proposal for a B8 use would be considered provided that it addressed the ecological, environmental amenity, highways, sustainability, pollution and contamination issues associated with such a use on this site.

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The pre-application included a statement of community Involvement and it was advised this remained a living document, and that the applicants continue dialogue with local groups and take their comments into consideration. The outcome of which should be included with any Community Involvement Statement required with a full planning application.

**APPLICATION**

Planning consent is sought for the development of the site for self-storage. This would comprise of 418 containerised self-storage units, with parking and administrative activities housed in a secure portable office unit. The site would be accessed via New Gatton Road through the formation of a road running centrally through the site. The hours of operation would be 8:30am - 17:30pm Monday to Friday, 9:00am - 4:00pm on Saturday, and 10:00am - 4:00pm on Sundays and bank holidays.

Existing customers who on signing a contract to become registered users and on adhering to the storage facility's terms and conditions would have the option of electronic access using a form of key fob to open the gates outside the normal operation hours. This would be between the hours of 7:00am and 8:30am, then 5:30pm to 9:00pm on Monday to Saturday, and between 10:00am and 4:00pm on bank holidays. During these unstaffed hours the site would be electronically monitored.

Since the application was submitted it has been revised following concerns raised by the Local Planning Authority in regards to ecology, impact on residential amenity, highways, design, landscaping, contamination and security. The changes and additional information included the following:

- Extended habitat and screening/landscaped areas
- Removal of emergency gate to the north of the site,
- Replacement with green habitat and screening along the western boundary
- The reduction in the number of double stacked units and the overall number of units from 469 to 418
- Changes to layout to free up additional wildlife and landscaping areas
  
- Habitat enhancements such as leaving existing grassy areas un-cleared and rubble and log piles to the area along with appropriate additional planting, a wildlife habitat pond and green living roof to the A8 container block
  
- The side of all units facing Saxon/Warminster Road to be painted green
- Updated ecological information including mitigation plan
- Tracking information and reconfiguration of layout to demonstrate that larger vehicles can safely manoeuvre within the site
- Details of signage within the site informing all visitors
- Details of lighting
- Submission of construction management and operational statements.
- The submission of an Environmental Noise Assessment  
(See plans and supporting documents for details)

**PRE APPLICATION COMMUNITY INVOLVEMENT**

The community involvement process was in accordance with the BCC Guidelines; residents and local groups raised a number of issues at pre app CI stage which have been set out clearly in the CIS together with the developer's responses.

The community groups agreed to put in writing their formal response to the applicant's planning proposal and presentation. This response was received on 20 November 2013 where the following

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was concluded. There was a request for the applicants to help provide the local community with a small area of green space for their enjoyment, measuring the width of Saxon Road to Warminster Road. Some appropriate fencing to properties in Saxon Road would then be required. The residents did not wish to see any housing developed to the northern half of the site and referred to the presence of a green space. The community groups did not agree with the applicant's view that the contamination issues associated with the site made it difficult allocate an area of green space for the enjoyment of the community.

The community also wished to avoid any vehicular access to this green space. There would be a concern about any audible alarm systems and concerns about light pollution. Therefore residents wanted assurance that there was a point of contact in the event of any unacceptable disturbance. The community wished to be fully involved in the greening of the development and to ensure the bio-diversity of the site is maximised. It was felt that all containers toward the northern part of the site should be restricted to domestic use. The community group concluded that their proposed measures would ensure that the site could operate fully without detriment to the living conditions of neighbouring residents.

**RESPONSE TO PUBLICITY AND CONSULTATION**

62 neighbouring properties have been consulted about the planning application, which was also subject of a site notice. The consultation period expired on 5th February 2014.

In this initial consultation period 42 objections were received from local residents on the following grounds:

- The containers and associated fence would be visually intrusive
- It would generate noise and pollution from service vehicles using the site if the emergency access is used
- The hours are excessive and would result in incidental noise and disturbance from activities
- It would result in light pollution
- There would be overlooking from the double stacked containers, with a consequent loss of privacy
- The green buffer is lacking
- Environmental impact on the wildlife and biodiversity of the area
- Concern about the absence of the ecology report [which was made sensitive on the advice of the Nature Conservation Officer]
- Concerns that the ecological proposals do not go far enough
- It would result in an increase in traffic to local roads to the risking the safety of pedestrians and cyclists
- Potential risk of flooding
- The proposal does not take account of the community's views
- The Community Involvement Statement is incomplete
- Concerns that the measures to clean the site would harm public health
- The plans are lacking information in general
- The measurements on the plans are confusing
- The Transport Assessment is misleading
- The employment outcomes are minimal and do not comply with national planning policy
- The applicants are putting finance ahead of the wellbeing of the local community

**St Werburghs Residents Association** comments are summarised as follows

We wish to object strongly against the above Planning Application in both its context and scope, in that it is not in accordance with the uses already outlined on the site and is not acceptable in its current format to the local community. The land in question has over the last 22+ years been used as

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common community land for the residents and has not been used for industrial purposes. It is currently an asset to the community who have been working tirelessly over the years to gain more access to it and seek to improve it in a sustainable ecologically friendly way which will benefit all the local community and even the wider concept of the preservation of Natural Britain.

**The Saxon Road Green Space Group (SRGSG)** comments are summarised as follows

The Proposed Site Plan shows that containers will be placed too near dwellings. There can be no absolute guarantee that hazardous items will not be stored in these containers indeed DGS have suggested an emergency exit which confirms that they feel this site is not completely safe. SRGSG objects to all containers numbers: A.8, A.9, A.10, A.11, A.12 and A.13. All of these containers must be disallowed [The application has seen the removal of some of these containers with all the remaining containers to the north end of the site made single storey – see revised plans].

We are extremely concerned about the danger of airborne contaminants as stated in the Outline Remediation Statement. There is a school approximately 150 metres from the Saxon Road end of the site. The risk to children has been completely overlooked by DGS and Bristol City Council. We are highly concerned that activity such as lorries turning and cranes and other machinery, moving around at the Saxon Road end of the site [see key issue B].

We suggest leaving a buffer zone by removing containers A.8, A.9, A.10, A.11 and A.12 from their application. We request that double stacking go no further back from the front than container block A.6 and A.15 which is level with the scrap yard. Palisade fencing is not acceptable at the Saxon Road end of the site. We want natural local trees/plants. We object to DGS installing emergency access gates into the perimeter fencing at the Saxon Road end of the site. SRGSG objects to any visitor entry outside of times stated in the application document and that visitor entries via an electronic keypad are not allowed outside of these stated hours. The 20ft long shipping containers on the site will be delivered by HGV vehicles. This type of traffic is inherently much more industrial and would bring its own problems re disturbance, dust, and danger to local people.

It is unclear whether a drainage system will be installed or not. SRGSG object to any development that would increase the risk of flooding. We require DGS to develop a solid and definite drainage strategy before continuing with any development, and demand a guarantee that there will be no increased risk of flooding as a direct result of this development.

The Community Involvement Statement has not been signed off by any community group but was submitted by DGS as complete. SRGSG objects to the use of the Community Involvement statement as the culmination of the pre-application process.

(See background papers for full details)

**Councillor Rob Telford (Ashley)** has commented as follows

The plans for the site include double-stacked containers that will lead to a visual impact in views from Warminster Road and Saxon Road. The hours of operation of the site create the potential loss of residential amenity with container doors being slammed and traffic noise until 9pm at night.

Following receipt of revised drawings to illustrate changes to site layout a second (14-day period) neighbourhood consultation was undertaken. The consultation period with interested parties expired on 6th May 2014. This generated a further 42 letters of objection reiterating many of the concerns already raised in particular with regards to the visual impact, traffic levels and noise and disturbance. The general conclusion was that the revisions do not overcome these concerns and that this is an inappropriate development for the site.

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## OTHER COMMENTS

**Environment Agency (Sustainable Places)** has commented as follows:-

The Environment Agency has no objection to the proposed development subject to conditions for a remediation strategy. This is to ensure that the development does not contribute to an unacceptable risk of water pollution in accordance with the NPPF.

**Transport Development Management, City Transport** has commented as follows:-

Following considerations of the revisions to the application there is no objection to the application. There is also no concern about the anticipated level of vehicular movements that would be generated as a result of this development. If minded to grant consent then this should be subject of conditions including:

- That the development operates in accordance with the Operational Statement and appended terms of conditions,
- That all signage is completed before occupation and,
- Development is subject to a s278 agreement for works to the access

**Pollution Control** has commented as follows:-

Having read the Environmental Noise Assessment the Pollution Control Officer is satisfied with its findings. With regards to the other information there is no objection to the proposal subject to the development being implemented in accordance with the details of the Construction Management Plan, Operational Statement and submitted lighting plans.

**Urban Design** has commented as follows:-

Following consideration of the revisions there is no objection.

**Nature Conservation Officer (Bristol City Council)** has commented as follows:-

This site directly adjoins a known breeding population of great crested newts, a European Protected Species. Given the possible presence of newts on the application site (which is acknowledged in the survey report) it is advised that a European Protected Species licence application is made to Natural England. The site also supports a population of slow-worms and open mosaic habitats on previously developed land, a priority (Section 41) habitat.

With regard to the submitted changes these are welcomed. Permission should be subject to conditions including that the ecological survey is updated if development does not commence within a year, detailed method statement covering mitigation measures and a 10 year landscape planting and management plan [see key issue C]

**Landscape** has commented as follows:-

It is queried whether the height and nature of the proposed sign boards and flags at the New Gatton Road entrance are appropriate and too visually intrusive. Plans indicate tree and hedge planting but it is queried whether this is adequate and sufficiently robust and wide enough to achieve the necessary mitigation along New Gatton Road. It is hoped that detailed landscape proposals will develop and extend the effect of the existing tree planting outside the neighbouring industrial/business buildings [see key issue E].

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**Flood Risk Manager** has commented as follows:-

No objections

**Archaeology Team** has commented as follows:-

No comment.

**Network Rail** has commented as follows:-

The drainage details supplied in the method statement states that "A surface water drainage system will not be installed". If this is the case, we require confirmation/demonstration that the increase in or additional volume of surface water created as a consequence of the construction, will not result in additional water adjacent to or there will be no potential adverse effect on Network Rail's assets.

Network Rail submits a holding objection to this proposal as we require further drainage details. However notwithstanding the above, if the LPA is minded to approve this application, then it should be subject to measures including lighting levels to not interfere with passing trains, ensuring there is at least a 3m buffer from the embankment and that works do not affect the stability of railway through an agreed method statement.

**Contaminated Land Environmental Protection** has commented as follows:-

With respect to this site, the pond will need to be adequately bunded. Any imported material for these landscaped areas must meet with our standard requirements. If there are specific ecological reasons for not importing material we would expect existing material to be tested and ensured it is within the CLEA guideline values for Commercial end use. The pond/landscaped areas would obviously increase infiltration within these areas and therefore we would request re-assurance that the DQRA (and/or any remedial requirements) are updated in light of this. There is however no objection to the proposal and approval should be subject to standard conditions [see key issue G]

**Natural England** has commented as follows:-

On the basis of the information available to us, our advice is that the proposed development is likely to affect great crested newts (GCN) on, or in the vicinity of the application site through disturbance to individuals and the damage or destruction of a breeding site or resting place. As great crested newts are a European Protected Species protected under the Conservation of Habitats and Species Regulations 2010 (as amended), a licence is required in order to carry out any works that involve certain activities such as disturbing or capturing the animals, or damaging or destroying their resting or breeding places.

In the absence of additional information, Natural England is unable to advise the Council of the implications of this proposal for great crested newts. However Natural England's standing advice provides guidance on how protected species should be dealt with in the planning system. Specific advice on great crested newts is provided within the detailed species sheets as part of our protected species standing advice.

**Health And Safety Executive Regional Office** has commented as follows:-

I can confirm that HSE would advise against this application. This is a self-storage facility with access by the general public and I think you have correctly identified this as Sensitivity Level 2 (SL2) for PADHI and it is clearly in the Inner Zone of a Major Hazard installation.

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To the best of our knowledge, (Glenfrome House) has decommissioned the low pressure gasholder. However the site still stores and uses Natural Gas on other vessel elsewhere and revocation of part of the consent relating to the gasholder would not remove the incompatibility. Should the decision be to recommend approval then the HSE be given 21 days to consider the response as required by the guidance.

**The Civil Protection Unit (Bristol City Council)** has commented as follows

Having looked at the application and some of the supporting documents, we cannot see any issues from a health and safety perspective with a consent being given. There are after all a number of residential properties and school not far away from the gas works, shielded by the railway embankment. The railway embankment offers separation from the gas works as this creates a partial barrier. This is on the basis that the site is low occupancy and is of a minimal height.

## RELEVANT POLICIES

**National Planning Policy Framework – March 2012****Bristol Local Plan, Adopted December 1997**

B2	Local Context
B5	Layout and Form
EC2	Promoting Growth: Industry and Warehousing
EC4	Protection: Existing Employment Opportunities
M1	Transport Development Control Criteria
ME2	Location and Design of Developments
ME4	Controlling the Impact of Noise
ME5	Protection of Groundwater Supplies
ME6	Contaminated Land
NE5	Sites of Nature Conservation Interest
NE6	The Wildlife Network
NE11	New Development: Natural Environment Considerations

**Bristol Core Strategy (Adopted June 2011)**

BCS8	Delivering a Thriving Economy
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS16	Flood Risk and Water Management
BCS21	Quality Urban Design
BCS23	Pollution

**Bristol Site Allocations and Development Management Policies (emerging)**

DM15	Green infrastructure provision
DM19	Development and nature conservation
DM23	Transport development management
DM27	Layout and form
DM29	Design of new buildings
DM33	Pollution control, air quality and water quality
DM34	Contaminated land
DM35	Noise mitigation



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## KEY ISSUES

## (A) IS THE PRINCIPLE OF DEVELOPMENT ACCEPTABLE?

The site is not allocated for any specific use on the proposals map that accompanies the Bristol Local Plan and Site Allocations and Development Management Policies. Historically the land has been in commercial use. This is evident by previous planning consents for commercial development. The policies of the Bristol Local Plan, Development Framework Core Strategy and emerging DM policies generally promote growth in employment of providing that there will be no adverse environmental impact, visual appearance, industrial nuisance factors, transport/highway impacts and impact upon residential amenity.

The response to public consultation also indicates some incidence of public use as the site has remained vacant for a number of years, though the site remains enclosed with fence and locked gates. Neither the individual nor the collective value attributed to the informal pattern of use is judged sufficient to reverse the presumption in favour of redevelopment. There is also an established pattern of commercial development/land uses either side of the site along New Gatton Road. It is therefore assessed that the principle of the proposed development for commercial use is acceptable, subject to the specific policy considerations set out in the adopted Bristol Local Plan, Core Strategy and emerging Site Allocations and Development Management policies. The acceptability of the proposal in detail is set out in the following key issues.

## (B) WOULD THE PROPOSAL HARM THE RESIDENTIAL AMENITY OF ADJOINING OCCUPIERS?

The northern part of the site is adjacent to properties to Saxon Road and Warminster Road. The nearest property to any of the containers for example would be to 50 Saxon Road approximately 11 metres away. The proposal has generated strong objections from residents, in terms of the potential for noise and disturbance from vehicles. The other concerns regarded incidental noise from the use of the containers, vehicular movements both within the site and to the surrounding area and potential light pollution.

The submitted noise assessment concluded that the noise climate is largely controlled by traffic noise from the M32 just to the south of the site. Some noise would be created by customers parking up next to the container they have rented, opening the container, closing it and leaving. It is predicted that there will be on average three vehicles coming and going from the site every hour. These customers will be spread out across the site and the rows of containers will themselves provide both visual and acoustic screening for the houses to the north. The sporadic use of the site will mean that any incidental noise would not be concentrated near the residential properties. The applicant has provided an operational statement setting how the site would be managed including in the case of any unacceptable noise generation. Furthermore it is considered that the enhanced landscape buffer will help to provide an acoustic barrier in any event.

Of concern to a number of objectors is the proposal for remote access by key fob outside the normal hours between 7:00am to 8:30/9:00am and 4:00/5:30pm to 9:00pm on Monday to Saturdays. The applicant has provided a detailed operational statement including measures to protect against any anti-social noise related activity during the unstaffed hours. All customers would have to sign up to the company's terms and conditions. According to the applicant's statement it is not anticipated that there would be more than 11 visits to the site outside staffed hours per week. They add that the proportion of existing customers who register for access outside staffed hours is very small based on the experience of their existing premises.

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In terms of development the applicant has provided a construction management plan stating that works would be restricted to normal working hours with no construction work on Sundays or Bank Holidays.

The applicant's submitted lighting details show that the proposal would not have any unacceptable impact on residents and which is reflected in the submitted lighting plan. The report states that the lighting design will comprise of 3m high mounting poles serving the road in conjunction with non upward light spill luminaires; measures which will minimise light spill to the surrounding areas. Designated walkways will also be illuminated to the lighting levels necessary to allow the safe handling of goods. The report and supporting documents show that this would be low level, with all lighting switched off by the 9:30pm. This is well before the recommended 11pm curfew under the guidance of the Institute of Lighting Engineers (ILE). Beyond the 9:30 time the only lighting would be in the form of low-key sensor-motion security lighting.

On considering the above the Pollution Control Officer has no objections to the proposal subject to the site being developed in accordance with the construction management statement, and once opened operating fully in accordance with the recommendations of the Operational Statement and lighting plan.

In terms of the containers the ones situated to the north part of the site would all be single storey with the double stacked units situated towards New Gatton Road (southern) part of the site. Once mature, the proposed landscape buffer to the north and west of the site would provide a visual screen to the development when viewed from Saxon Road and Warminster Road.

In summary it is concluded that the proposals will not unacceptably harm the residential amenity of neighbouring occupiers.

(C) **WOULD THE PROPOSED DEVELOPMENT HAVE IMPLICATIONS IN TERMS OF NATURE CONSERVATION INTEREST INCLUDING PROTECTED SPECIES AND HABITAT?**

The site as a whole has no specific natural environment designations within the Bristol Local Plan. However the site adjoins a Wildlife Network Site to the north-east (in line with policy DM19 in the Site Allocations and Development Management Policies these sites will become known as Wildlife Corridors), to land between Stapleton Road and Narrowways Junction. It is understood that the proposals are likely to affect Great Crested Newts (GCN) on, or in the vicinity of the application site. The findings from ecological surveys show that Great Crested Newts have been found breeding within the ponds of 2 Warminster Road. The Great Crested Newt is one, among a list of species, protected under the terms of the Wildlife and Countryside Act 1981.

The submitted ecology report concludes that Great Crested Newts traverse the application parcel of land and the rubble provides shelter for them. The application sets out detailed mitigation measures that ensure the Great Crested Newts protection among other recommendations. Both the Council's Ecology Officer and Natural England concluded that further information was required. Under the revised plans some of the units have been removed from the northern edge of the site, along with an increase in the size of the landscape buffer and creation of a pond in line with the Ecology officer's recommendations. A green roof has also been added to the units marked A8, along with the use of wildlife-friendly kerbs on site and raising of the units to allow free movement of the Great Crested Newts to cross larger areas of the site.

These changes are welcomed by the Ecology Officer and provided that the development is built in accordance with the recommendations of the ecological report and subject to mitigation measures there is no objection. There is also the presence of Slow Worms along with nesting birds in the area. However the Ecology Officer is satisfied that any further agreed mitigation measures can be addressed through condition. All work within 500m of Great Crested Newts terrestrial habitat and

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breeding ponds requires a DEFRA licence to be obtained prior to commencement of works. The applicant is advised of this. On this basis current proposals would represent a proportional and effective strategy to mitigate and enhance the existing level of nature conservation interest found within the site including the protection of the Great Crested Newt population, slow worms, birds and bats, their habitat.

**(D) DO THE PROPOSALS SATISFACTORILY ADDRESS HIGHWAY AND TRANSPORTATION ISSUES?**

Fundamental transport and movement objectives of the local plan include the promotion of sustainable transport choices to include cycling, walking, and public transport. Policy M1 of the Bristol Local Plan, BCS10 of the Bristol Development Framework Core Strategy, along with emerging policy DM23 of the Site Allocations and Development Management Policies are particularly relevant in achieving these objectives.

The proposal has generated objections on the grounds that it would result in considerable increase in traffic to the area and in particular to surrounding streets that adjoin the site. It is noted that changes have been made to the local highway network that have reduced both the volume and the environmental impact of vehicular traffic movement within the confines of the traditional Victorian streets immediately beyond the application site.

The link road that runs parallel to the south-western end of Gatton Road would ensure that traffic entering and leaving the site would effectively bypass the residential properties in Gatton Road. Traffic entering and leaving the industrial area at the north-eastern end of Gatton Road uses the same link road. Beyond that there is also direct access via the slip road northbound onto the M32.

Given this and the weighting restrictions to the smaller residential roads, it is not considered that the proposal would generate any significant increase to traffic to immediate streets including Mina Road to warrant a refusal on highway grounds. It is noted that an application for a larger development involving 12 units and parking for up to 39 vehicles was approved including some highway improvements (as part of a section 106 agreement).

In terms of internal circulation the site is considered to be acceptable with a designated turning area for larger HGVs. Initially these would be using the site as part of the construction process. In the long term the nature of the business means that the site would not attract larger HGVs. Both the combination of the overall layout of the site would prevent the use of larger (8m plus) vehicles from gaining access to the entire site. The customer terms and conditions would also prevent any regular uncontrolled visits from HGVs. These measures along with the proposed signage are considered appropriate and therefore the Transport Planning Team does not object to the proposals.

As such it is concluded that the proposal would satisfactorily address issues of movement and transport.

**(E) WOULD THE PROPOSAL DETRACT FROM THE VISUAL AMENITY OF THE AREA?**

The existing open grassland currently provides a visual break from the somewhat visually intrusive and chaotic appearance of the scrap yard immediately beyond it. The proposal for 418 containers, small office, flags and signage would change the outlook and this has drawn a number of objections on design grounds from residents. However the intended site layout and the scale and height of structures are judged appropriate to its context and provide the opportunity to screen the scrap yard from wider views.

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The self-storage buildings fronting Gatton Road would be the most visually prominent feature on the site but still smaller in scale compared to the existing out buildings to the scrapyard and warehouses to the industrial estate. The proposed blocks to the northern end of the site would all be single storey and set back from neighbouring homes amidst a new landscape regime along the northern perimeter of the site. The applicant has provided a comprehensive landscape scheme which would in time create a substantial buffer between the residential properties and the site. Further measures such as the creation of a green roof to units A8 and the painting of some of units to A10 and A11 green will help the site to look innocuous.

The proposed landscape measures to the front of the site are considered to be an improvement on the existing frontage and would help to screen the two-storey units. The use of weldmesh fencing as opposed to palisade is also welcomed and is considered to better blend in with the required boundary vegetation. As such The City Design Group do not object to the proposal. The implementation of the works would be subject of appropriate conditions including the proviso that the landscape is managed as part of a 10-year plan.

**(F) DO THE PROPOSALS SATISFACTORILY ADDRESS HEALTH AND SAFETY ISSUES?**

The Health and Safety Executive (HSE) set consultation distances (CD) around major hazard sites and pipelines where there is an assessed risk and likely effects of major accidents or incidents at the installation or pipeline. In this instance, the gas holder and pipe line located immediately east of the railway line at Glenfrome are classified as major hazard sites by HSE.

The application site is located within the inner zone of a Major Hazard installation. Whilst the low pressure gasholder to Glenfrome House has been decommissioned there is still the presence and storage of some natural gas elsewhere on site. Therefore the HSE have advised against the development on safety grounds and they have stated that if a major accident occurs at the installation this could have serious consequences for people in the vicinity.

The application has been assessed, taking into account the advice from the HSE. The previous planning consent for 12 industrial units (07/04727/F) would have resulted in a higher level of occupancy compared to the current proposal which would have just 2 staff at most times.

In terms of the general public, the development would generate an average of 5 visits per hour from customers according to the applicant, which is not significant given the level of activity to the neighbouring sites. Bristol City Council's Civil Protection Unit consider that the low rise scale of the development coupled with the height of the railway embankment means in any event the embankment would provide a barrier from any potential incident to the north. Furthermore the scrapyard along with the railway separates the southern part of the site from Glenfrome House. Given the above and the presence of existing development around the site The Civil Protection Unit do not consider there are grounds for refusal on risk to public safety.

If members are minded to grant planning permission we would have to give advance notice to the HSE of that intention and allow 21 days for the HSE to give further consideration to the matter. During that period the HSE will consider whether or not to request the Secretary of State to call-in the application.

Network Rail submitted a holding objection in regards to concerns about drainage and possible light intrusion, however they are satisfied that in granting consent these can be addressed.

**Development Control Committee A – 18 June 2014****Application No. 13/05815/F: Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol****(G) DOES THE PROPOSAL SATISFACTORILY ADDRESS ISSUES OF CONTAMINATED LAND AND FLOOD RISK?**

The protection of the environment is a key planning issue. The policies of the Bristol Local Plan, Core strategy and emerging Site Allocations and Development Management Policies all set out the criteria relating to the role of land use planning and its impact on environmental issues, and sets out areas of good environmental practice that will be encouraged in development proposals.

The results of surveys confirm elevated concentrations of heavy metals, methane and carbon dioxide across the site. The form of development is primarily for storage serviced by a road comprising of hardstanding. The City's Pollution Control Officer raised no objection to the proposal concluding that mitigation measures can be reasonably be dealt with by means of appropriate conditions upon any planning consent and prior to works commencing. The concern about possible air contaminants during the construction phase is covered under the applicant's construction management statement which would have to be adhered to as part of any consent.

With regard to flood risk paragraph 103 of the National Planning Policy Framework along with the Technical guidance sets out the Local Planning Authority criteria for considering development and ensuring that any flood risk is not increased on site or elsewhere. The site mainly falls within Flood Zone 1 This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). As such the Environment Agency raise no objection to the proposals subject to mitigation measures that ensure that there is no risk of water pollution.

**(H) WOULD THE PROPOSAL SATISFY MATTERS OF SAFETY AND SECURITY?**

It is important that, where appropriate, the built form of new development recognises the issue of crime prevention and helps create a safer, more secure environment. The design, the means of access, layout and the orientation to structures provides the opportunity for natural surveillance. Security measures are also set out in the applicant's operational statement. The proposals therefore adequately address safety and security issues.

**CONCLUSION**

The principle of development is acceptable given the historic use of the site and established commercial land uses to the sites that immediately adjoin it. It is concluded that the proposed use would not have a detrimental impact on the environment and residential amenity of the properties situated to the north of the site. The details of the proposal has demonstrated that the use would be able to co-exist with the residential properties through managed operation. The mitigation measures which are proposed with the development would not compromise the ecological interests of the site and the wildlife corridor that adjoins it. In respect of highway considerations the proposal is acceptable and would not constitute a hazard either within the site or to the surrounding area. It would not result in unacceptable increase in vehicular movements in the surrounding area. The proposed landscaping measures once fully implemented would offset the functional appearance of the site and on balance lead to a visual improvement beyond the site perimeter. The proposal has demonstrated that the site would not pose any environmental health and safety concerns. Given these considerations approval of the application is recommended subject to conditions. Advance notice would have to be given to the Health and Safety Executive to allow them the 21 days to give further consideration to the decision in line with the guidance.

**Development Control Committee A – 18 June 2014****Application No. 13/05815/F: Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol**

## COMMUNITY INFRASTRUCTURE LEVY

How much Community Infrastructure Levy (CIL) will this development be required to pay?

Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

**RECOMMENDED GRANT subject to condition(s)****Time limit for commencement of development**

## 1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Act 2004.

**Pre commencement condition(s)**

## 2. Approval of road works necessary

No development shall take place until details of the following works to the highway have been submitted to and approved in writing by the Local Planning Authority:

1. Removal of boulders and reinstatement of damaged carriageway
2. New kerb access as shown on plan SK01H
3. New footway across site frontage

The building hereby permitted shall not be occupied until these works have been completed in accordance with the approved details.

Reason: To ensure that all road works associated with the proposed development are to a standard approved by the Local Planning Authority and are completed before occupation.

## 3. Mitigation Strategy

Prior to clearance of the site and/or commencement of development, an ecological mitigation strategy shall be produced and submitted to and approved in writing by the Local Planning Authority for the protection of all legally protected and priority species on the site. This shall include method statements for Great Crested Newts, Slow-worms and nesting birds. The ecological mitigation strategy shall include details of a scheme for the retention (or replacement and provision) and enhancement of aquatic and/or terrestrial habitats suitable for great crested newts and slow-worms. The mitigation strategy shall include the provision of six bird and six bat boxes on site. The development shall be carried out in accordance with the statement or any amendment approved in writing by the Local Planning Authority.

Reason: To enable the local planning authority to retain control over development in order to safeguard great crested newts, slow-worms and their habitats bearing in mind these species are protected by law.

**Development Control Committee A – 18 June 2014****Application No. 13/05815/F: Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol**

## 4. Drainage

No development shall take place until further details of surface water drainage for the site has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved detailed design prior to the use of the building commencing.

Reason: In the safeguarding the interests of the adjacent railway line and adjoining land

## 5. Land affected by contamination - submission of remediation scheme

No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

## 6. Land affected by contamination - implementation of approved remediation scheme

In the event that contamination is found, no development other than that required to be carried out as part of an approved scheme of remediation shall take place until the approved remediation scheme has been carried out in accordance with its terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

**Pre occupation condition(s)**

## 7. Land affected by contamination - Reporting of Unexpected Contamination

In the event that contamination is found at any time that had not previously been identified when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and where remediation is necessary a remediation scheme must be prepared which ensures the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**Development Control Committee A – 18 June 2014****Application No. 13/05815/F: Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol**

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

## 8. Landscape and nature conservation management plan

The development hereby approved shall not be occupied until a ten year landscape and nature conservation management plan is produced for the application site and submitted to the Local planning Authority. This should include consideration of features of interest, objectives, management prescriptions, a work schedule including a 10 year annual work plan, resourcing including a financial budget and monitoring.

Reason: To conserve and enhance the nature conservation and landscape features on the site.

## 9. Construction management plan

The development hereby approved shall be completed in accordance with the Construction Management Plan (Version 2) dated 30th April 2014 and thereafter adhered to throughout the duration of the use.

Reason: In the interests of safe operation of the highway and the residential amenity of adjoining properties.

## 10. Completion and maintenance of cycle provision - shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

## 11. Signage

The use hereby permitted shall not be occupied until all the site signage as set out in the Proposed Signage Layout (SK09 A) has been implemented and thereafter permanently maintained.

Reason: In the interest of highway safety

**Post occupation management**

## 12. Core hours of operation of the containerised self-storage facility

The core hours for use of the self-storage facility shall be restricted to 08:30 to 17:30 Monday to Friday, 09:00 to 16:00 on Saturday, and 10:00 to 16:00 on Sunday. Outside these hours the electronic access to the facility shall operate strictly in accordance with the times, terms and conditions set out in the Operational Statement (Version 3) dated 28th May 2014.



**Development Control Committee A – 18 June 2014**

**Application No. 13/05815/F: Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol**

Reason: To safeguard the residential amenity of nearby occupiers.

13. Operational Statement

The development hereby approved shall be implemented in accordance with the Operational Statement (Version 3) (including the site rules and terms and conditions of use) dated 28th May 2014.

Reason: In the interests of highway safety and the residential amenity of adjoining properties.

14. Artificial Lighting (external)

The lighting scheme as described in the New Gatton Road External Lighting (Issue 1) dated May 2014, and associated documents, shall be implemented in full and permanently maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the amenities of adjoining residential occupiers and landowners

15. Hard and soft landscape works - shown

The landscaping proposals hereby approved shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: To ensure that the appearance of the development is satisfactory.

16. Updated Ecological Information

The development shall only take place in accordance with the recommendations and (if applicable) mitigation measures contained in the approved updated protected species survey, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide up to date information to determine whether legally protected and priority species are present on the site.

17. Ecological Survey

Should no development take place within 18 months from the date of the Ecological Surveys dated May 2013 the site shall be re-surveyed for legally protected and priority (Section 41) species and an updated survey submitted to and agreed by the Local Planning Authority.

Reason: In the interest of the nature conservation value of the site.

**Development Control Committee A – 18 June 2014****Application No. 13/05815/F: Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol****List of approved plans**

## 18. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Site location plan, received 31 December 2013  
 SK01 H Proposed site location plan and block plan, received 28 May 2014  
 Operational Statement (Version 3), received 29 May 2014  
 SK09 A Proposed signage layout, received 30 May 2014  
 SK02 F Proposed zoning plan, received 28 May 2014  
 01405/01 V5 Landscape proposal, received 2 May 2014  
 Shipping container stacking, received 31 March 2014  
 SK08 A Proposed Site Sections, received 31 March 2014  
 01 Topographical Survey, received 28 May 2014  
 Construction Management Plan (Version 2), received 2 May 2014  
 Ecological Landscape Planting Proposal, received 2 May 2014  
 P0179(60)001 Road classification layout, received 3 June 2014  
 P0179(60)002 Lighting layout option 1, received 3 June 2014  
 P0179(60)003 Lighting layout option 2, received 3 June 2014  
 P0179(60)004 3m Above Ground Level Option 1, received 3 June 2014  
 P0179(60)005 6m Above Ground Level Option 1, received 3 June 2014  
 P0179(60)006 9m Above Ground Level Option1, received 3 June 2014  
 P0179(60)007 Vertical Results 0m - 9m - Option 1, received 3 June 2014  
 P0179(60)008 3D Illumination Visualisation - Layout, received 3 June 2014  
 SK07 A Proposed lighting layout, received 2 May 2014

Reason: For the avoidance of doubt.

**Advices**

1. Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway. Following occupation of the development, if within three months Network Rail or a Train Operating Company has identified that lighting from the development is interfering with driver's vision, signal sighting, then suitable shielding or fencing will be required to be installed to remove the conflict at the applicant's expense.
2. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.
3. Any proposed development/works adjacent to Network Rail's existing assets (such as retaining walls, bridges and culverts) are required to leave a minimum of 3m clearance between the developer's boundary (including their fencing) and Network Rail's structure, this is to allow 24/7 clearance for access to examine, maintain and renew our existing assets.

Works are NOT permitted to be carried out within the zone of influence which is 3m (from the structures foundations) at 45 degrees deep, this will mitigate possible foundation exposure and/or any damage that could affect the structures integrity.

**Development Control Committee A – 18 June 2014****Application No. 13/05815/F: Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol**

4. No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In particular, the demolition of buildings or other structures must be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on [AssetProtectionWestern@networkrail.co.uk](mailto:AssetProtectionWestern@networkrail.co.uk) before works begin.
5. All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.
6. It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.
7. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.
8. It should be noted that because of the nature of the proposals we would not want to see materials piled against the railway boundary. Items to be heaped on site should be kept away from the boundary in equal distance as the pile is high to avoid the risk of toppling and damaging or breaching the boundary to the railway. Network Rail also have concerns over the potential for dust clouds and rubbish created from the processing at the site affecting the railway signal sighting. Therefore, adequate measures for preventing dust and rubbish blowing onto Network Rail property are to be in operation.
9. Where new roads, turning spaces or parking areas are to be situated adjacent to the railway; which is at or below the level of the development, suitable crash barriers or high kerbs should be provided to prevent vehicles accidentally driving or rolling onto the railway or damaging the line side fencing.
10. Minor works on the public highway: The development hereby approved includes the carrying out of work on the public highway. You are advised that before undertaking the work on the highway you must enter into a highway agreement under s184 or s278 of the Highways Act 1980 with the council. You will be required to pay fees to cover the council's costs in undertaking the approval and inspection of the works. You should contact the Highways Asset Management Team on 0117 9222100.

**Development Control Committee A – 18 June 2014****Application No. 13/05815/F: Land Adjacent To Scrapyard Between Saxon Road & New Gatton Road Bristol**

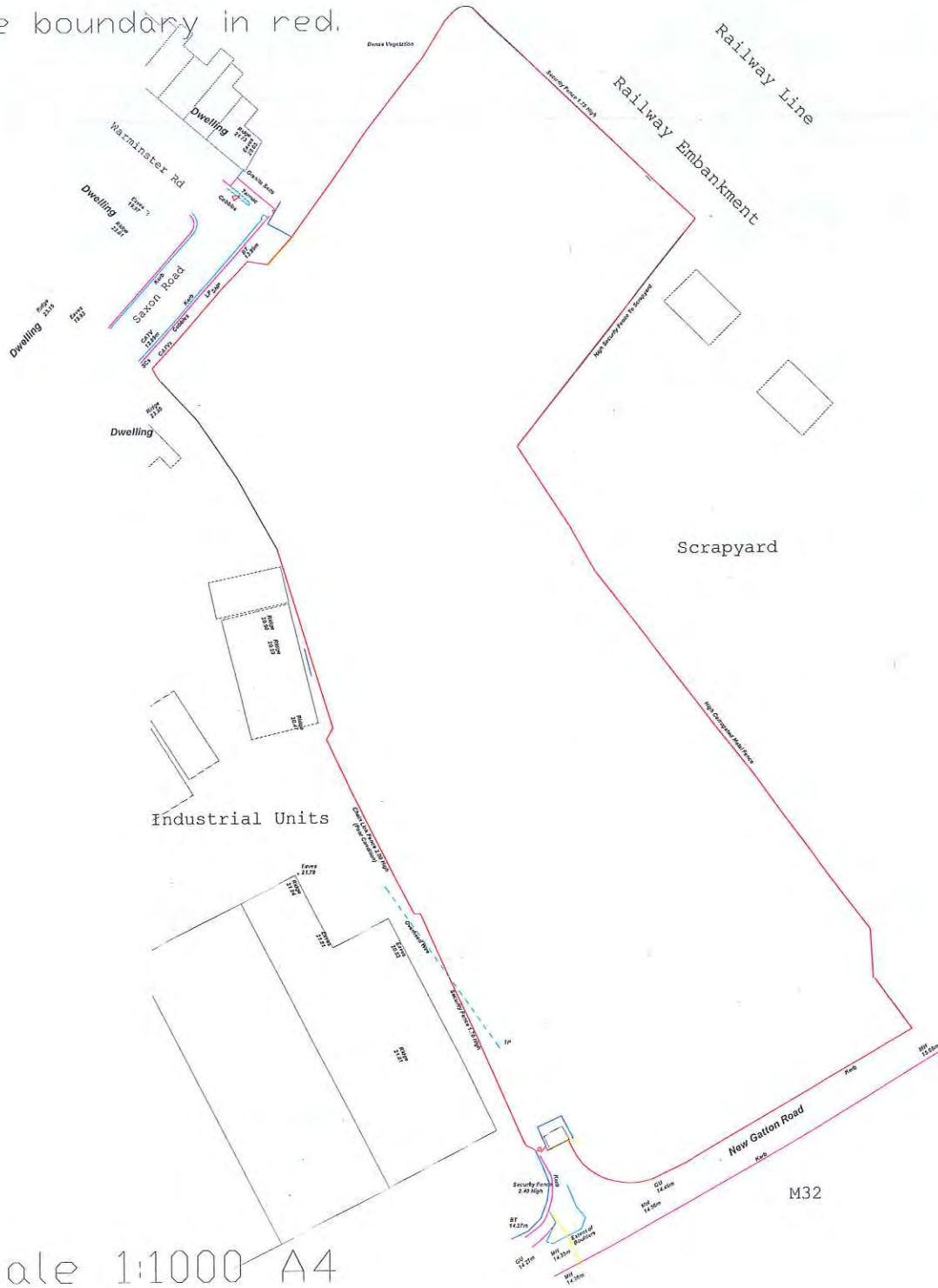
## BACKGROUND PAPERS

Environment Agency (Sustainable Places)	25 February 2014
Transport Development Management, City Transport	28 January 2014
	9 April 2014
	29 April 2014
Contaminated Land Environmental Protection	4 February 2014
	29 April 2014
Pollution Control	30 April 2014
Urban Design	22 January 2014
Nature Conservation Officer (Bristol City Council)	27 January 2014
Landscape	29 January 2014
Flood Risk Manager	4 February 2014
Natural England	11 February 2014
	27 February 2014
Network Rail	21 May 2014
Health And Safety Executive Regional Office	2 May 2014
	6 June 2014
The Civil Protection Unit (Bristol City Council)	2 May 2014

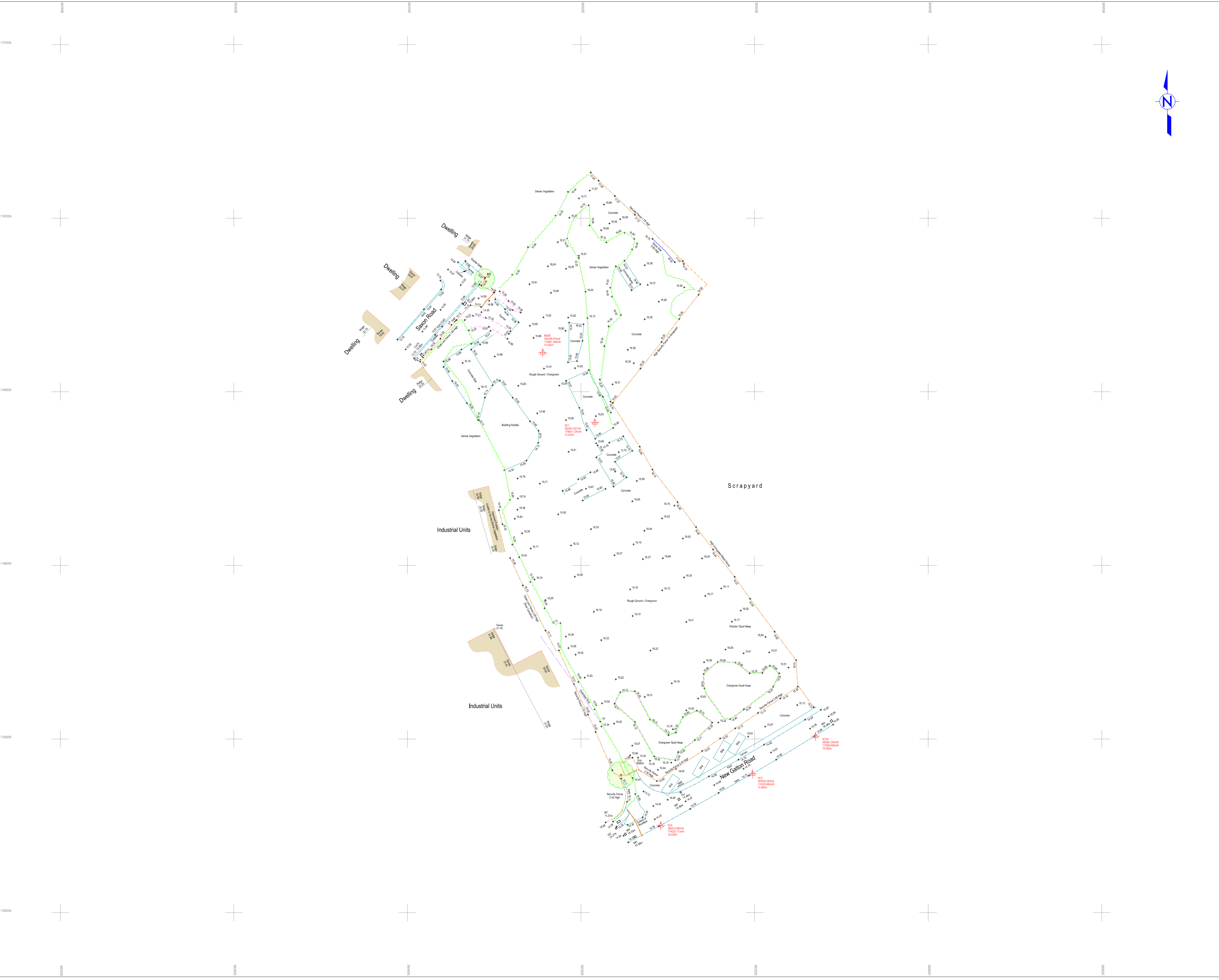


# New Gatton Road

Site boundary in red.



Scale 1:1000 A4



**TOPOGRAPHICAL SURVEY LEGEND**

Bank	---	Spot Height	▲
Centreline	---	Gate	⬆
Change Of Surface	---	Embankment	⬆
Fence	---	Building (Part Representation)	■
Kerb	---	Tree	●
Overhead Wires	---	Tree	●
Vegetation	---	Tree	●
BT	British Telecom	Spot Height	▲
CATV	Cable Tv	Gate	⬆
COV	Unidentified Cover	Embankment	⬆
ELE	Electricity	Building (Part Representation)	■
EP	Electricity Pole	Tree	●
ER	Earth Rod	Tree	●
FH	Fire Hydrant	Tree	●
FP	Flag Pole	Tree	●
GAS	Gas Cover	Tree	●
GU	Gully	Tree	●
IC	Inspection Cover	Tree	●
LP	Lamp Post	Tree	●
MET	Meter	Tree	●
MH	Manhole	Tree	●
Mkr	Marker	Tree	●
RE	Rodding Eye	Tree	●
RWP	Rain Water Pipe	Tree	●
SC	Stop Cock	Tree	●
SV	Stop Valve	Tree	●
SVP	Soil Vent Pipe	Tree	●
TK	Top Of Kerb	Tree	●
TL	Traffic Light	Tree	●
TWL	Top Of Wall	Tree	●
TP	Telegraph Pole	Tree	●
WAT	Water Cover	Tree	●

**BUILDING SURVEY HATCHES**

■	Solid Walls
■	Stud Walls
■	Sills
■	Worktop
■	Pilnths
■	Roof Tiles

**BUILDING SURVEY ANNOTATIONS**

Floor To Sill Dimension	F/S 0.87
Floor To Head Dimension	F/H 2.05
Door Head Dimension	DH 2.05
Room Area	Area: 9.04
Floor To Ceiling Height	(2.27)
Level	× 50.00
Ceiling Level	× 52.00CL
British Telecom	BT
Gully	GY
Inspection Cover	IC
Rain Water Pipe	RWP
Soil Vent Pipe	SVP
Hot Water Tank	HWT

Note: Wall construction assumed from non-invasive techniques and should be confirmed on site prior to any alterations or design work.

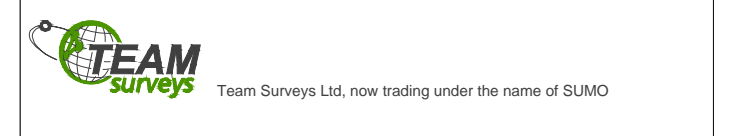
**ELEVATIONS HATCHES**

■	Brickwork
■	Render
■	Roof Tiles
■	Stonework
■	Hung Tiles

**ELEVATIONS ANNOTATIONS**

Levels	0.00
Rain Water Pipe	RWP
Soil Vent Pipe	SVP

Note: Hatches are indicative only and do not reflect the true sizes of the bricks or tiles.



Rev	Notes	Drawn	Date
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Notes:

Survey is Referenced To Ordnance Survey Grid And Datum

**SUMO Survey Services**

Team House  
St Austell Bay Business Park  
Par Moor Road  
St Austell  
Cornwall  
PL25 3RF

Tel: 01726 816069  
Fax: 01726 814611  
E-mail: team@sumoservices.com  
www.sumoservices.com

Title: **Topographical Survey**

Client: **Dainton Group Services Ltd**

Project: **New Gaton Road, Bristol.**

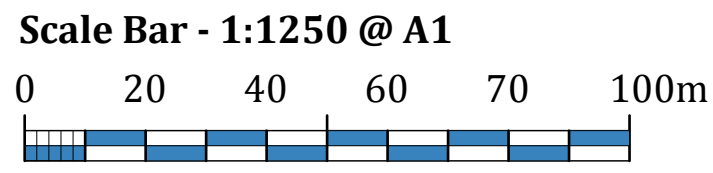
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Drawn:	Mws		
Checked:	Sc		

Job No:	130601	Dwg No:	01	Rev:	-
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Proposed  
**Site Location Plan** (Scale - 1:1250)



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New Temporary Building  
**Legend**

- Containerised Self Storage - 2 levels
- Containerised Self Storage - 1 level
- Office
- Application boundary

**Schedule of Accommodation:**  
Containerised Self Storage  
- By block no.

- A.1 - 20ft x 14, 10ft x 11 = Sub Total 25 Units
- A.2 - 20ft x 16, 10ft x 8, 8ft x 3 = Sub Total 27 Units
- A.3 - 20ft x 14, 10ft x 10 = Sub Total 24 Units
- A.4 - 20ft x 13, 10ft x 9 = Sub Total 22 Units
- A.5 - 20ft x 13, 10ft x 9 = Sub Total 22 Units
- A.6 - 20ft x 9, 10ft x 7 = Sub Total 16 Units
- A.7 - 10ft x 8, 8ft x 2 = Sub Total 10 Units
- A.8 - 10ft x 9, 8ft x 1 = Sub Total 10 Units
- A.9 - Block omitted from layout
- A.10 - 8ft x 4 = Sub Total 4 Units
- A.11 - 10ft x 12, = Sub Total 12 Units
- A.12 - 10ft x 11 = Sub Total 11 Units
- A.13 - 20ft x 32, 10ft x 6 = Sub Total 39 Units
- A.14 - 20ft x 29, 10ft x 3, 8ft x 4 = Sub Total 36 Units
- A.15 - 20ft x 14, 10ft x 12, 8ft x 3 = Sub Total 29 Units
- A.16 - 20ft x 14, 10ft x 12, 8ft x 3 = Sub Total 29 Units
- A.17 - 20ft x 15, 10ft x 14, 8ft x 3 = Sub Total 32 Units
- A.18 - 20ft x 16, 10ft x 15, 8ft x 3 = Sub Total 34 Units
- A.19 - 20ft x 18, 10ft x 16, 8ft x 3 = Sub Total 37 Units

Total Storage Units

- 20ft = 217
- 10ft = 170
- 8ft = 31

**Total Containers = 418**

Revision	Details	Date
H	Amendments for highways tracking	May 14
G	Units A3, A4, A13 & A14 adjusted to accommodate tracking manoeuvres	May 14
F	HGV turning added and units reduced.	Apr 14
E	Annotation and landscape amendments.	Mar 14
D	Amendments following consultation and planning officer feedback.	Mar 14
C	Visibility splays added, Group A.14 container layout amended and SoA updated.	Dec 13
B	40 ft containers removed from A13.	Sep 13
A	Amendments following client briefing.	Aug 13

**TOTAL ECOLOGY AREAS**  
The total site area retained for ecological benefit including the green wildlife habitat, other landscape spaces and the areas beneath containers amounts to **5,150sqm or 1.27 Acres.**

**WILDLIFE HABITAT - GEFA=1195sqm**  
Protected wildlife habitat to Warmminster Road with wetland ponds and native plant species as per landscape architects details

**GREEN CONTAINERS**  
Rear face of containers facing the habitat areas to be painted green (A.8, A.10, A.11)

**TREE & HEDGE PLANTING**  
Native tree and hedgerow planting to provide screening

**BOUNDARY TREATMENT**  
Security fence, hedge, boundary signage & flags



Security fence to be green weldmesh fence - not palisade along the Saxon Rd elevation in accordance with Secure by Design officers comments

**DOUBLE STACKING**  
Only single level containers are proposed adjacent to residential areas. The dark blue units include double stacked containers, eg. A1 - A6 & A15 - A19.

**BUFFER TO RESIDENTIAL**  
Units set back from housing and A.8 to incl. green roof wildlife habitat

**OFFICE / RECEPTION**  
Front of house office and sales unit - portable office, with visitor parking and u/cycle parking

Articulated HGV turning area; See Highway Engineers tracking data

Metal entrance gates to neighbouring scrap yard site

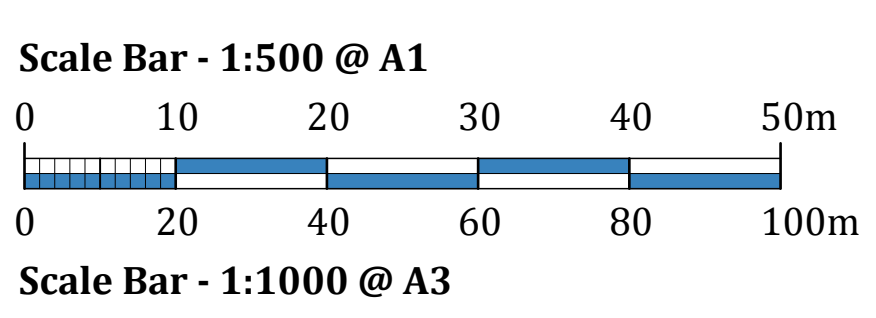
**LANDSCAPED FRONTAGE**  
Landscaped site frontage including planting screen and site entrance signage

**SITE ENTRANCE**  
New principal site entrance off New Gatton Road

Red dashed lines indicate 2.4m x 59m visibility splay

Boulders removed and road repaired

Proposed  
**Site / Block Plan** (Scale - 1:500)



**Proposed Site Plan**

Drawing Status  
**PLANNING**

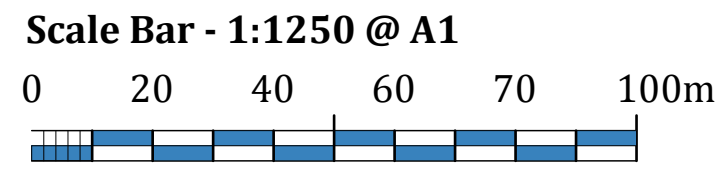
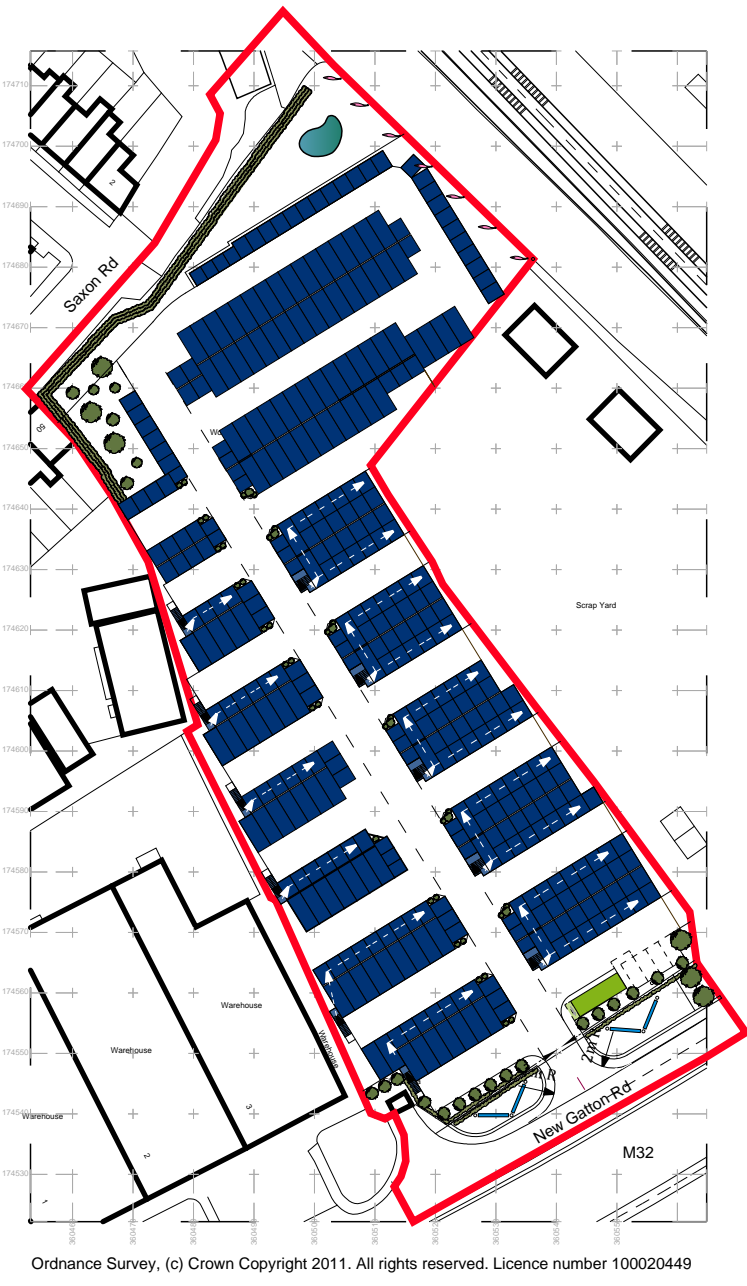
Drawn by	Date	Checked by	Date
AH-H	August 2013	RS	August 2013

Scales  
1:500 @ A1 / 1:1000 @ A3

Drawing Number	Status	Revision
<b>SK 01</b>		<b>H</b>



Proposed  
**Site Location Plan** (Scale - 1:1250)



**Zoning Plan Legend**

- Green areas = Grassland areas as per the landscape architects drawing with planted hedgerow and tree screening.  
**GEFA= 1,375sqm**
- Buff areas = Weed barrier and compacted hardcore (Type 802) - permeable free draining finish for vehicle and pedestrian access routes.  
**GEFA= 2,810sqm**
- Grey areas = Tarmac road surface, impermeable drainage to storm water drainage system and soakaways.  
**GEFA= 890sqm**
- Amber areas = Block paved footpaths. Permeable paving.  
**GEFA= 60sqm**
- Orange areas = Block paved parking spaces. Permeable paving.  
**GEFA= 55sqm**
- Cross hatch = Containerised storage footprint,  
**GEFA= 3495sqm**
- Other hatch = Raised planters and staircases etc.  
**GEFA= 150sqm**

Blue lines at the front and back edge of the container are the upstand kerb lines on which the container sits. The kerb edgings are fixed into the ground via haunched concrete footings. See SK09 for further details

**TOTAL ECOLOGY AREAS**  
The total site area retained for ecological benefit including the green wildlife habitat, other landscape spaces and the areas beneath containers amounts to **5,020sqm or 1.24 Acres.**



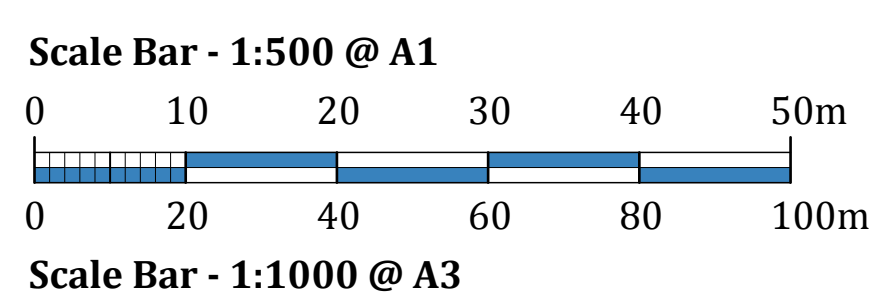
The cross hatched areas indicate the self storage container footprint - See SK01 for details of the container layout and identification of double stacked containers.

The diagonal hatch areas define staircases

The zigzag hatch indicates raised planters.

Site office unit requires electricity, telephone and foul water connections to mains services located within the highway.

Proposed  
**Site Zoning Plan** (Scale - 1:500)



Notes

Units amended to suit vehicle tracking plans	F	May 14
Units amended to suit vehicle tracking plans	E	May 14
Units A3 & A4 amended and areas updated.	D	Apr 14
Annotation amendments.	C	Mar 14
Layout updated in accordance with site plan revision D.	B	Mar 14
Container footprints added.	A	Sept 13

Revision	Details	Date
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Client  
**Mr S Duncan - Dainton Group Services**

Job Title  
**New Gatton Road, Bristol  
Redevelopment to B8 Storage Use  
incorporating improved access and  
boundary treatment**

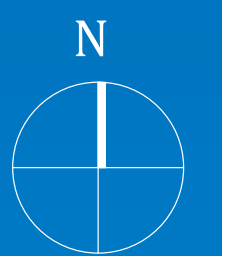
Drawing Title  
**Proposed  
Zoning Plan**

Drawing Status  
**PRELIMINARY**

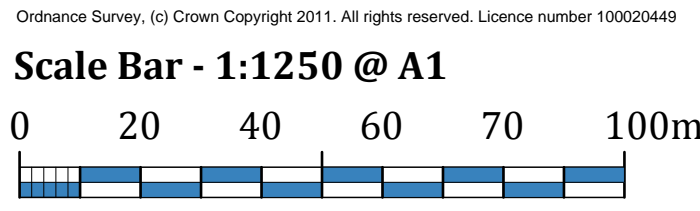
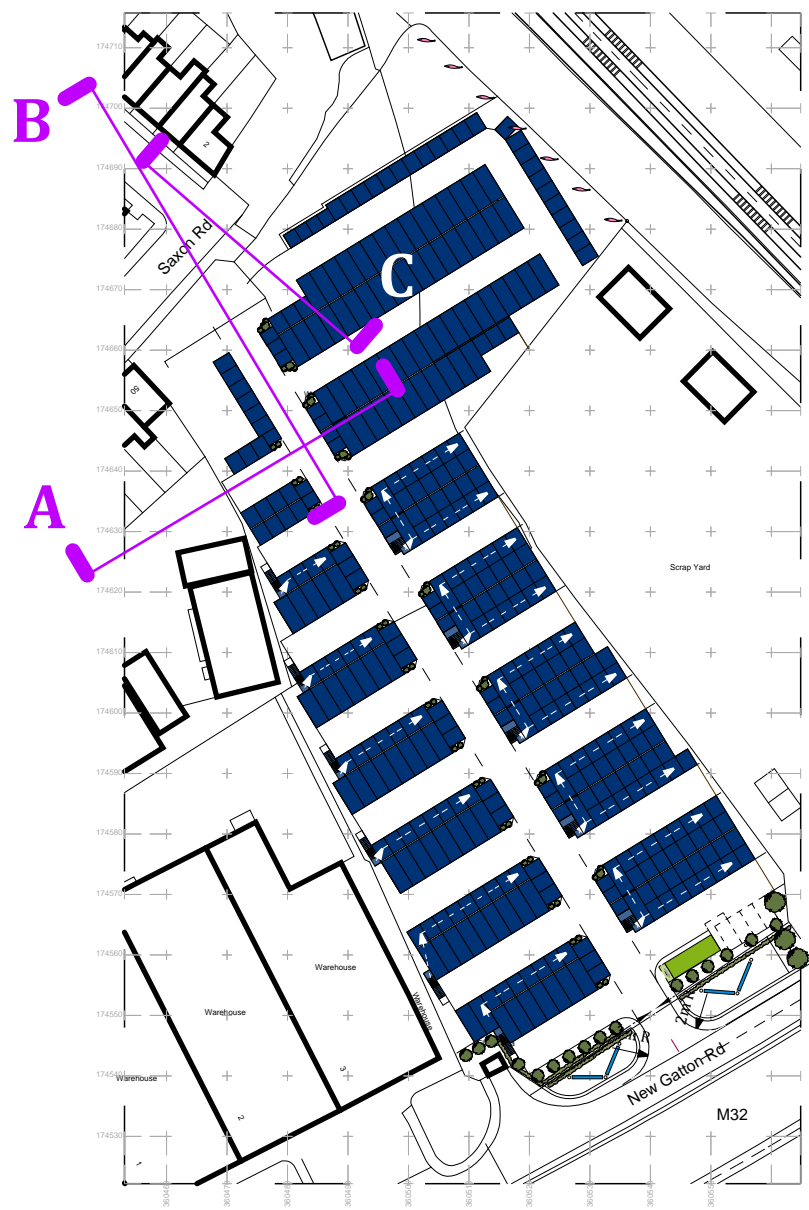
Drawn by	Date	Checked by	Date
AH-H	August 2013	RS	August 2013

Scales  
**1:500 @ A1 / 1:1000 @ A3**

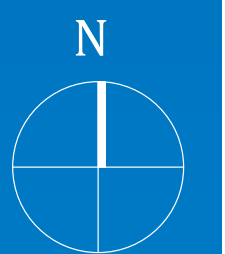
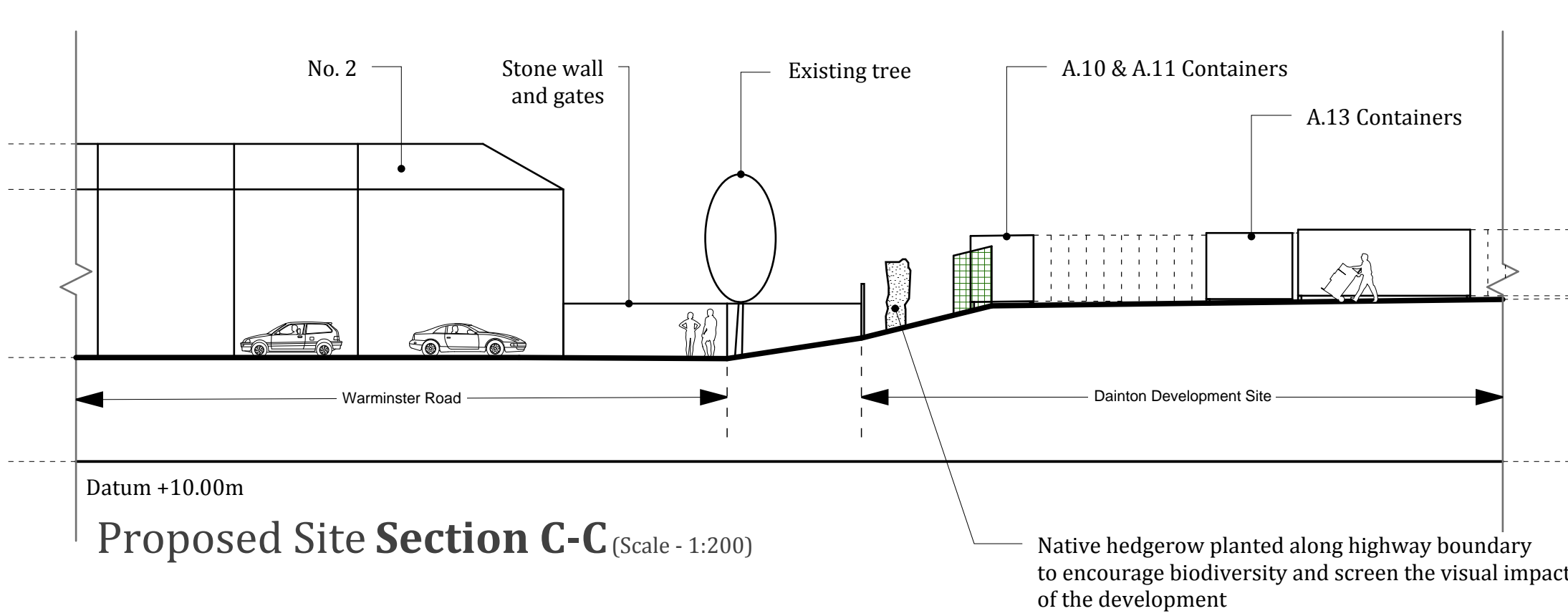
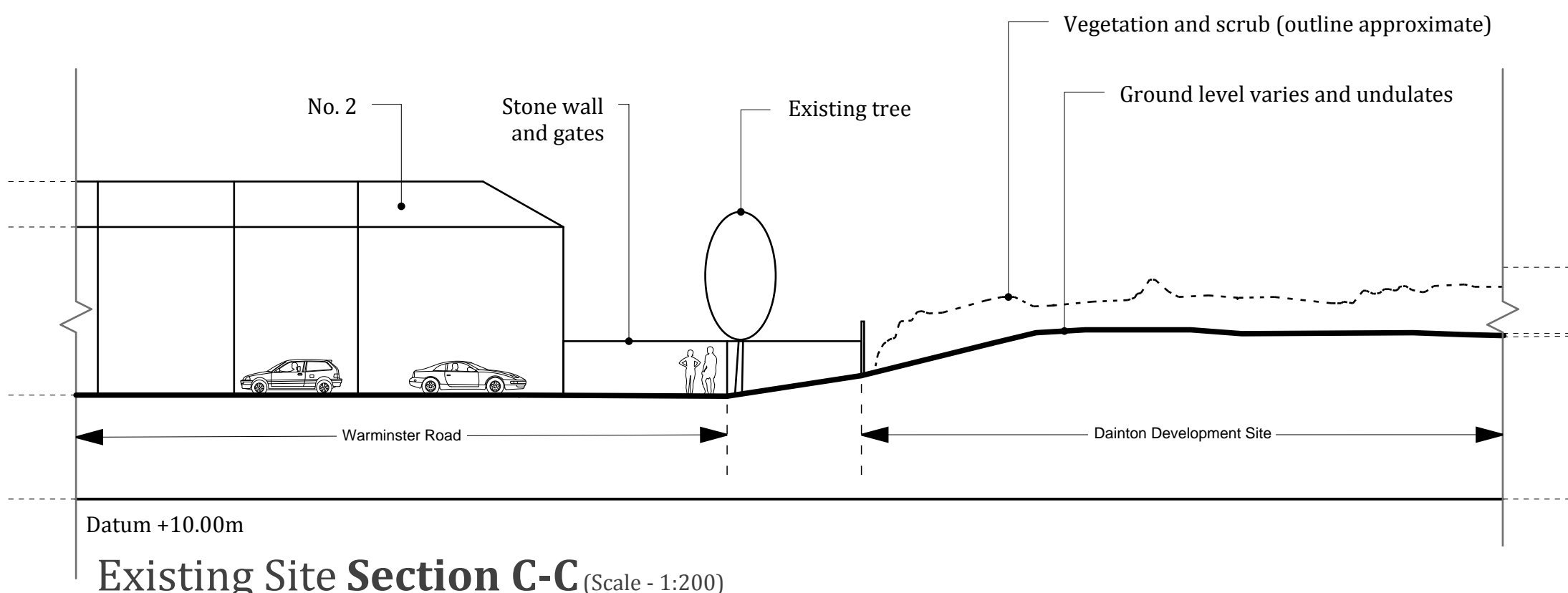
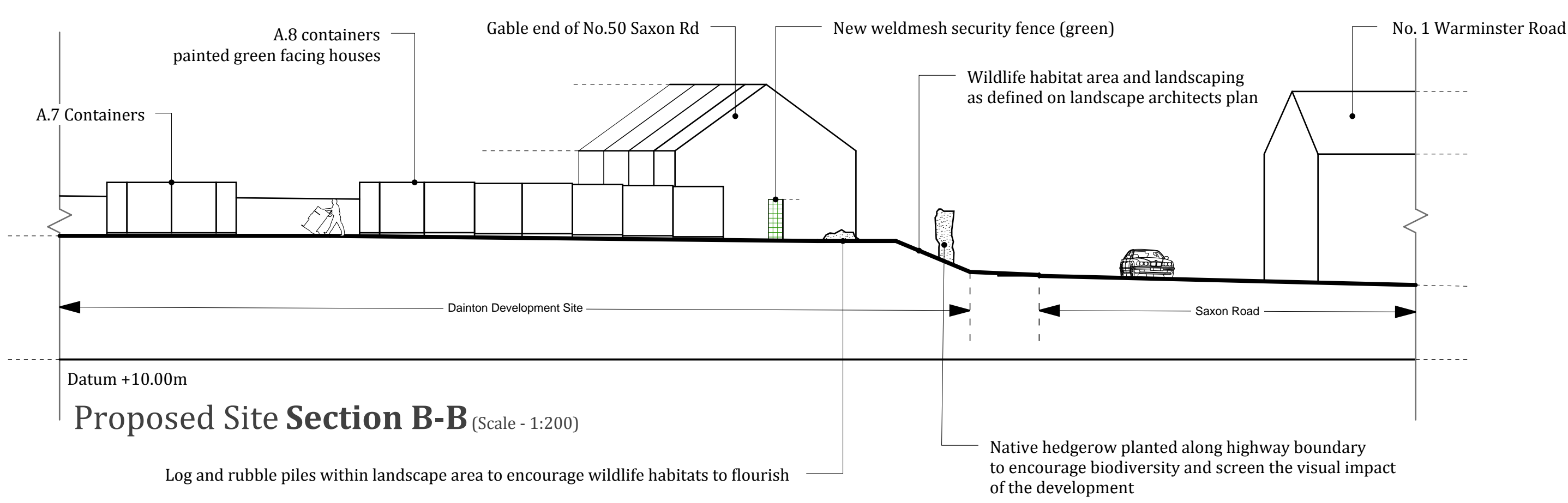
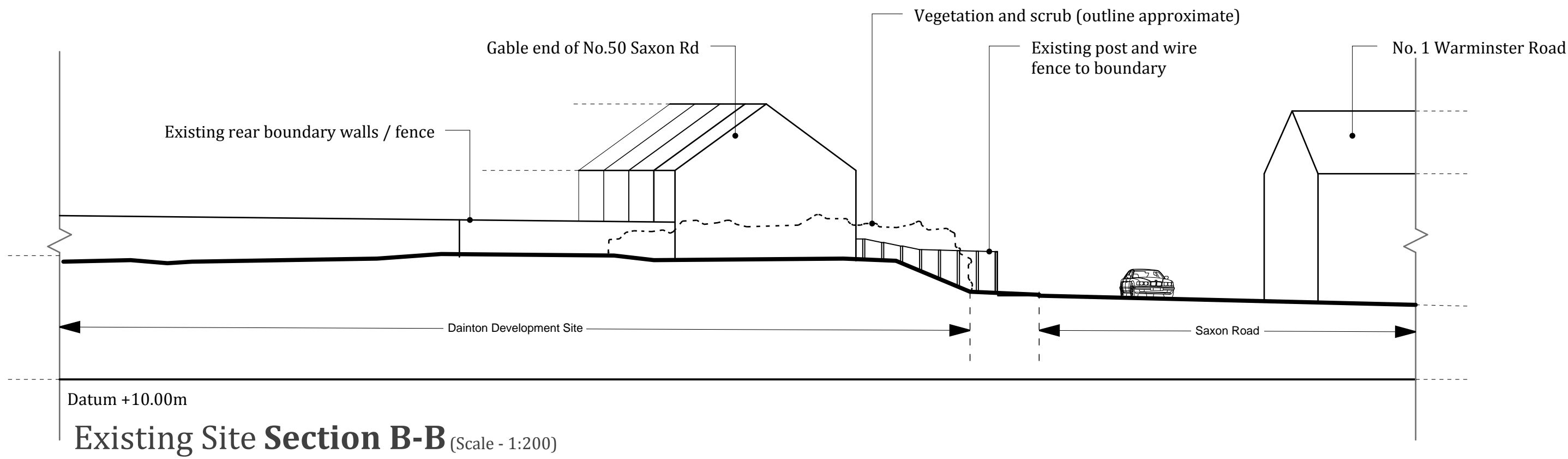
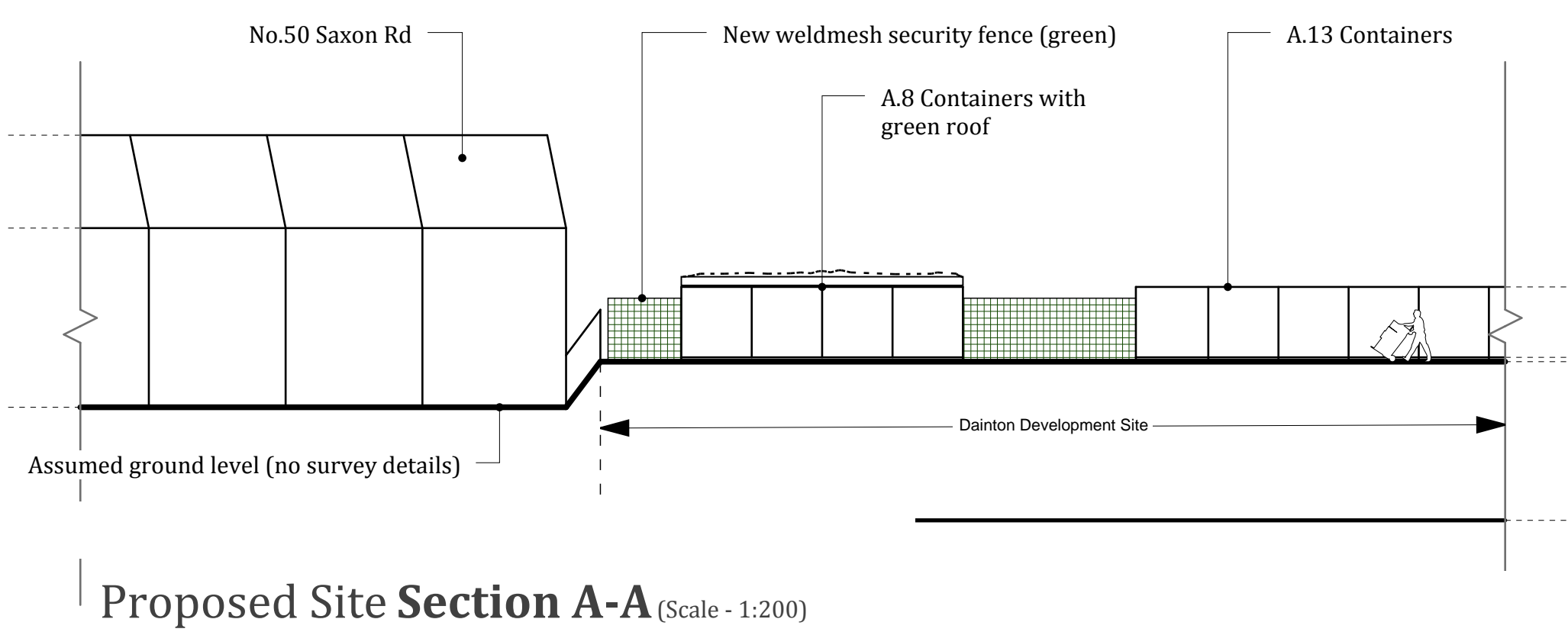
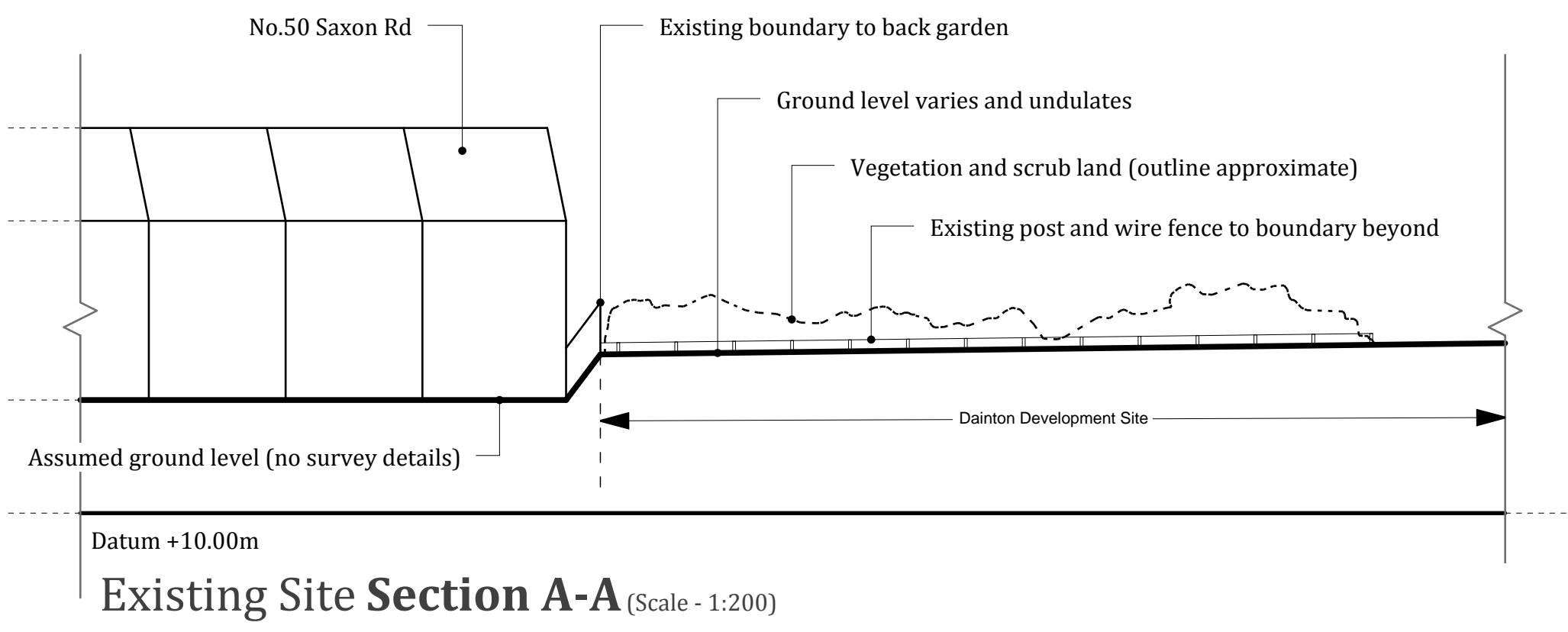
Drawing Number	Status	Revision
<b>SK 02</b>		<b>F</b>







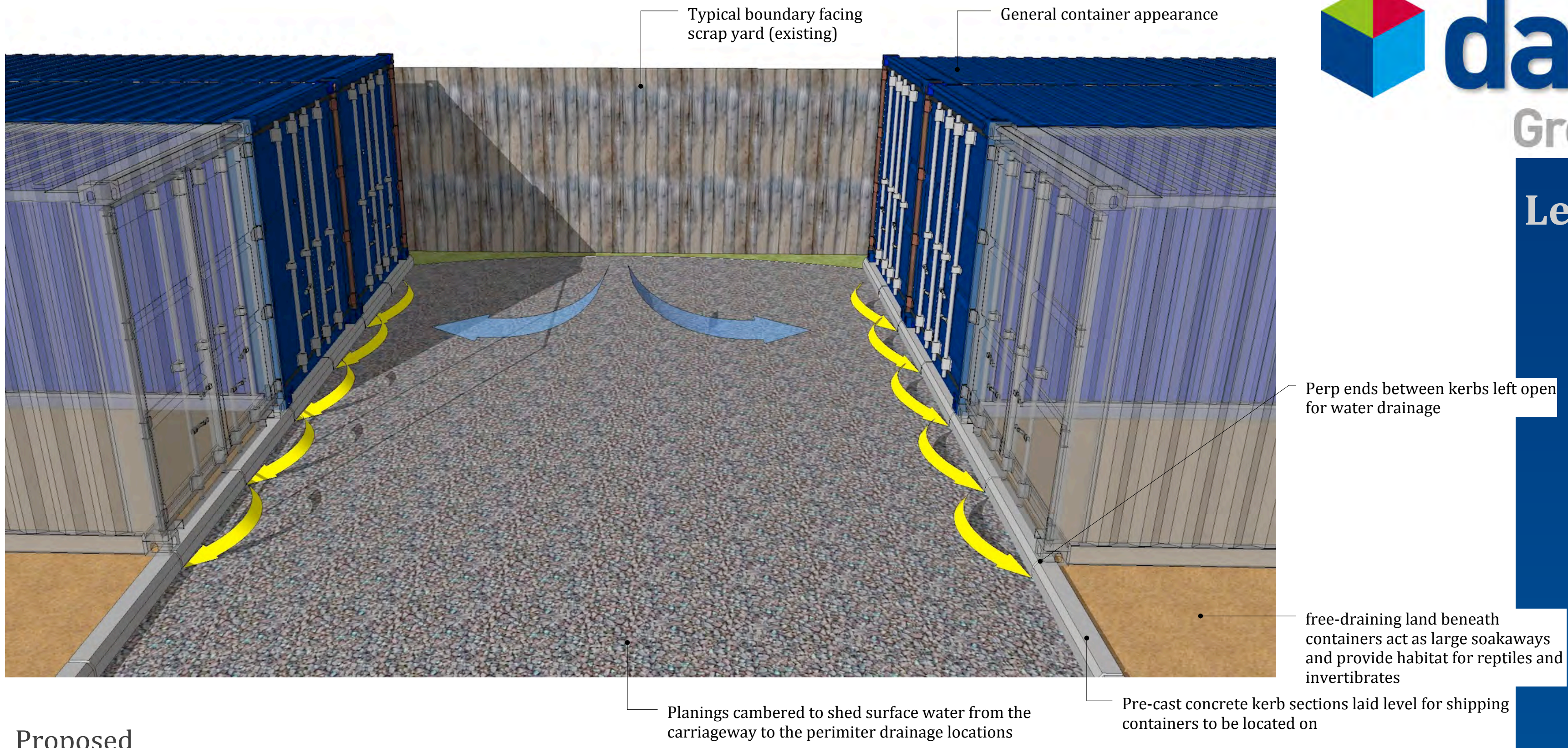
Section Locations



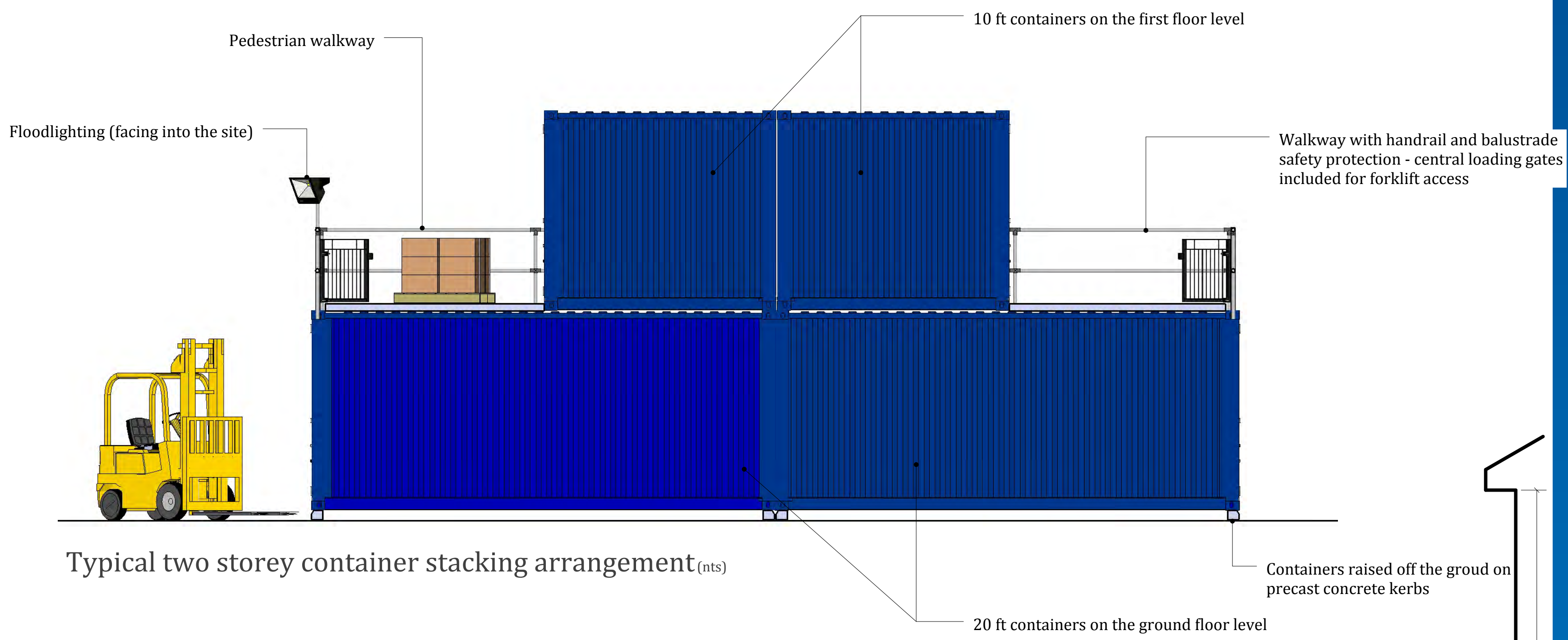
Landscape elements added.		RS	Mar 14
Revision	Details	Date	
Client Mr S Duncan - Dainton Group Services			
Job Title New Gatton Road, Bristol Redevelopment to B8 Storage Use incorporating improved access and boundary treatment			
Drawing Title <b>Proposed Site Sections</b>			
Drawing Status <b>PLANNING</b>			
Drawn by	Date	Checked by	Date
AH-H	August 2013	RS	August 2013
Scales 1:200 @ A1 / 1:400 @ A3			
Drawing Number <b>SK 08</b>		Status Revision <b>A</b>	



**Legend**



Proposed  
**Surface Water drainage strategy diagram** (Scale - nts)



Typical two storey container stacking arrangement (nts)

Double stacked containers on raised kerbs measure 4.95m total height whereas the approved business unit scheme measures 7.8m to its eaves. The containers are therefore 2.8m lower than the buildings already permitted on the site



Container stacking dimensions (nts)

Revision	Details	Date
Client Mr S Duncan - Dainton Group Services		
Job Title New Gatton Road, Bristol Redevelopment to B8 Storage Use incorporating improved access and boundary treatment		
Drawing Title <b>Shipping Conatiner Stacking</b>		
Drawing Status <b>PLANNING</b>		
Drawn by	Date	Checked by Date
RS	Mar 2014	
Scales nts		
Drawing Number <b>SK 09</b>		Status Revision



Welcome to



# dainton

## Self Storage



All visitors please report to Reception

In case of emergency please call 07730 701007

Sign A - Welcome to Dainton Self Storage - To be displayed at the site entrance  
Size - 8' x 4' (2.4m x 1.2m)



Vehicles over 8m length -  
No access beyond this point

Sign B - No vehicles over 8m length - To be displayed before buffer to residential area  
Size - 2' x 2' (0.6m x 0.6m)

Signage  
Legend

Welcome to Dainton Self Storage



We want your visit to the site to be a safe one so please take note of the information below

- Large vehicles - restricted access**  
All vehicles longer than 8m to park and report to Reception before proceeding
- Access to vehicles longer than 8m permitted between 9am - 5pm only**
- Maximum 5 mph limit**  
Please drive with due care and attention
- Be aware of pedestrians**  
Please take care while driving through our site
- Blind corners**  
Caution - hidden dangers
- Take care**  
Fork lifts & large vehicles in operation
- No smoking**  
Except in designated areas
- Fire Assembly Point**  
Fire assembly point situated at main entrance  
Contact a member of staff in the event of a fire or emergency
- First Aid**  
Located at Main Reception

Sign C - Health & Safety notice - To be displayed near reception at the site entrance  
Size - 8' x 4' (2.4m x 1.2m)

HGV turning point



Sign D - Turning area for vehicles over 8m length - To be displayed at the designated turning area  
Size - 2' x 2' (0.6m x 0.6m)

Please be considerate to our neighbours and keep noise levels to a minimum

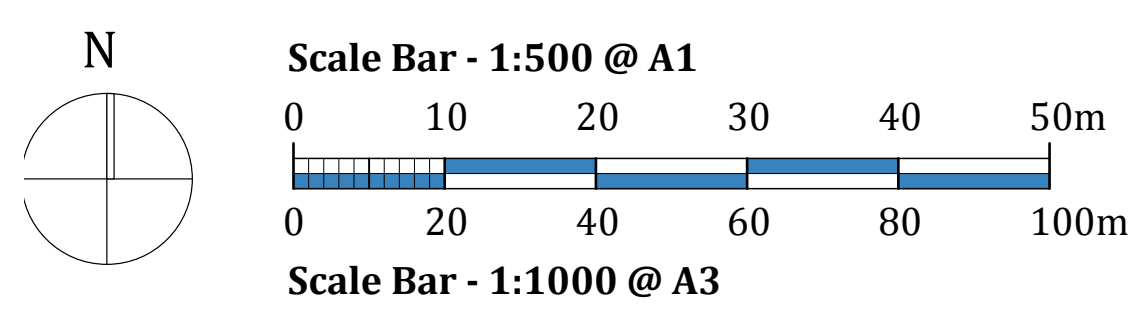
Thank you



Sign E - Keep noise to a minimum - To be displayed adjacent to residential buffer  
Size - 2' x 2' (0.6m x 0.6m)



Proposed  
Site Signage Layout (Scale - 1:500)



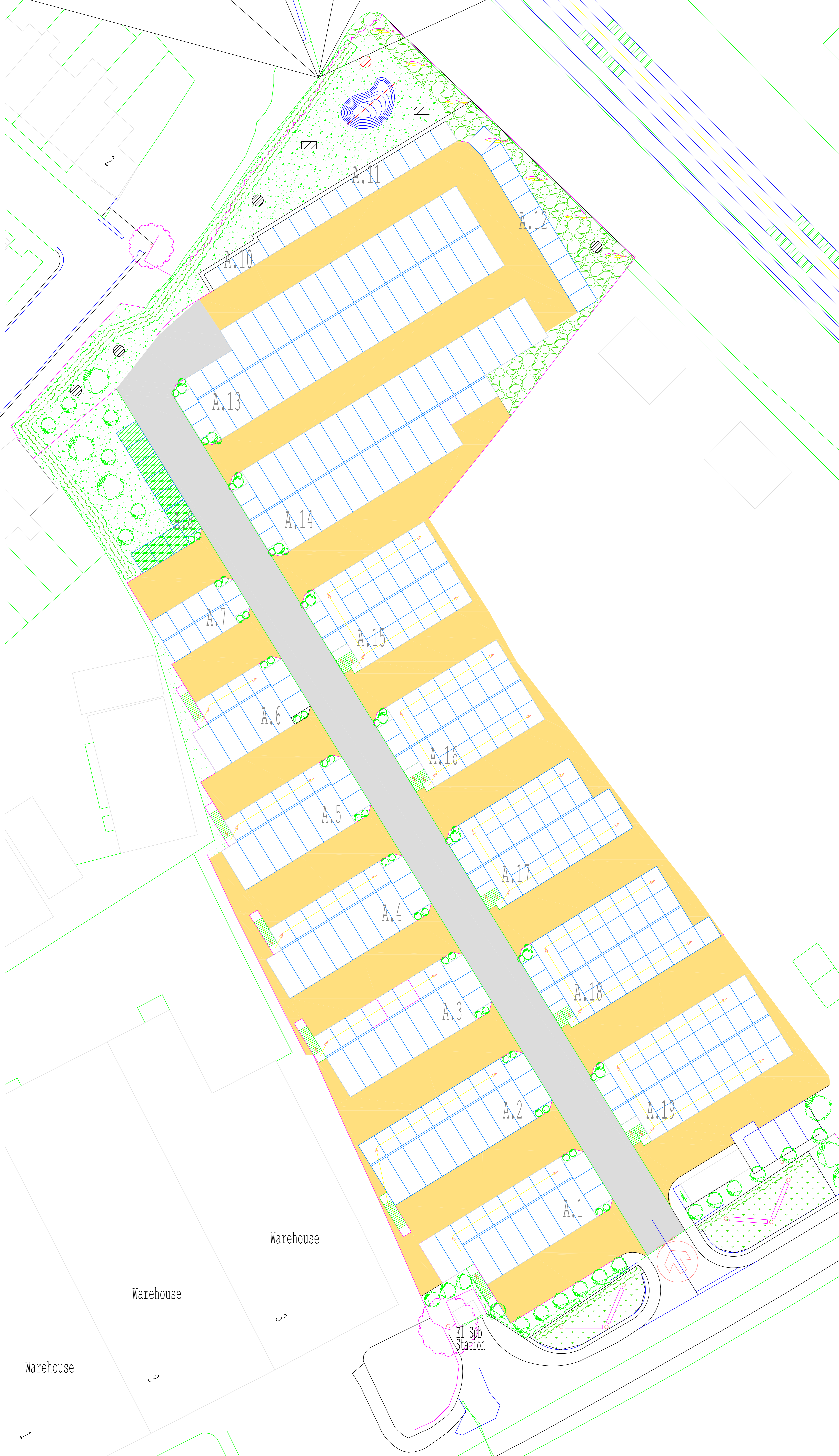
A - Sign sizes added.	RS	May 14
Revision	Details	Date
Client Mr S Duncan - Dainton Group Services		
Job Title New Gatton Road, Bristol Redevelopment to B8 Storage Use incorporating improved access and boundary treatment		
Drawing Title <b>Proposed Signage Layout</b>		
Drawing Status PLANNING		
Drawn by	Date	Checked by
AH-H	August 2013	RS
Scales 1:500 @ A1 / 1:1000 @ A3		
Drawing Number	Status Revision	
SK 09	A	



SCREENING - PLANTING YEAR 1



SCREENING - PLANTING YEAR 3



**LEGEND**

- HIBERNACULA
- LOG PILE
- RUBBLE PILE
- POND (200mm contours)
- SCREENING
- HERBACEOUS FRONTAGE
- PLANTERS A1 - A8
- PLANTERS A13 - A19
- SPECIMEN TREES
- GRASSLAND AREA A
- GRASSLAND AREA B
- GRASSLAND (FRONTAGE)
- GREEN ROOFING
- TARMAC ROAD SURFACE
- COMPACTED HARDCORE

**POND**

Area 23m<sup>2</sup>  
 Raised 200mm out of ground to avoid extensive excavation into ground;  
 Exterior banks tapered to minimum 1:2 slope;  
 Southern internal bank tapered to minimum 1:1 slope;  
 Northern internal bank tapered to minimum 1:3 slope;  
 Maximum surface dimensions: length 8,000mm, width 6,000mm;  
 Maximum depth 1,000mm;  
 Two shelves at 200mm and 500mm build into internal bank sides to hold planting.

**PLANTING - SUBMERGED**  
 Planting of 2 individual per m<sup>2</sup> of selected species:  
 Hornwort (*Ceratophyllum demersum*)  
 Water crowfoot (*Ranunculus aquatilis*)  
 Common water starwort (*Callitriche stagnalis*)  
 Spiked water-milfoil (*Myriophyllum spicatum*)  
 Estimated total 42

**PLANTING - EMERGENT**  
 Planting of 3 individual per m<sup>2</sup> of selected species:  
 Water forget-me-not (*Myosotis palustris*)  
 Water mint (*Mentha aquatica*)  
 Yellow flag iris (*Iris pseudacorus*)  
 Water plantain (*Plantago alisma-aquatica*)  
 Flowering rush (*Butomus umbellatus*)  
 Estimated total 63

**PLANTING - FLOATING**  
 Planting of 2 individual per m<sup>2</sup> of selected species:  
 White water lily (*Nymphaea alba*)  
 Water Hawthorn (*Aponogeton disachtos*)  
 Frogbit (*Hydrocharis morsus-ranae*)  
 Water Soldier (*Stratiotes aloides*)  
 Estimated total 42

**GRASSLAND AREA A**

Bramble cleared and left for natural seed bank to reestablish  
 Area 770m<sup>2</sup>

**HERBACEOUS FRONTAGE**

Planting 3 per linear m  
 English Lavender (*Lavandula angustifolia*)  
 Estimated total 210

**PLANTERS A1 - A8**

Area 2.4m<sup>2</sup>  
 Planting of 2 individuals of selected species:  
 Field maple (*Acer campestre*)  
 Common Dogwood (*Cornus sanguinea*)  
 Common hazel (*Corylus avellana*)  
 Common hawthorn (*Crataegus monogyna*)  
 Common holly (*Ilex aquifolium*)  
 Black thorn (*Prunus spinosa*)  
 Guelder rose (*Viburnum opulus*)  
 Littleleaf cotoneaster (*Cotoneaster microphyllum*)  
 Rowan (*Sorbus aucuparia*)

**SPECIMEN TREES**

Planting of 1 individual per 4.5m of selected species:  
 Field maple (*Acer campestre*)  
 Common hawthorn (*Crataegus monogyna*)  
 Common holly (*Ilex aquifolium*)  
 Black thorn (*Prunus spinosa*)  
 Rowan (*Sorbus aucuparia*)  
 Yew (*Taxus baccata*)  
 Estimated total of 16  
 Ground cleared and 50mm site reclaimed soil used for establishment. External soil/compost can be utilised if insufficient site soils available.

**TREE/SHRUB MANAGEMENT**

All management will be undertaken between August and February.  
 Avoiding bird nesting season.

**GREEN ROOFING**

Roof of storgee block A8 - Area 72m<sup>2</sup>  
 Roof turf will comprise a wildflower mix on 80% grass to 20% wildflower seed and contain a mix of:  
 Crested Dogstail (*Cynosurus cristatus*)  
 Sheep's Fescue (*Festuca ovina*)  
 Slender Creeping Red Fescue (*Festuca rubra* ssp. *littoralis*)  
 Autumn Hawkbit (*Scorzoneroides autumnalis*)  
 Black Medick (*Medicago lupulina*)  
 Bladder Campion (*Silene vulgaris*)  
 Birdsfoot Trefoil (*Lotus corniculatus*)  
 Common Knapweed (*Centaurea nigra*)  
 Common Poppy (*Papaver rhoeas*)  
 Common Toadflax (*Linaria vulgaris*)  
 Common Vetch (*Vicia sativa* ssp. *segetalis*)  
 Cornflower (*Centaurea cyanus*)  
 Cowslip (*Primula veris*)  
 Hoary Plantain (*Plantago media*)  
 Lesser Stitchwort (*Stellaria graminea*)  
 Perforate St John's-wort (*Hypericum perforatum*)  
 Rough Hawkbit (*Leontodon hispidus*)  
 Self-heal (*Prunella vulgaris*)  
 Red Clover (*Trifolium pratense*)  
 Yarrow (*Achillea millefolium*)  
 Yellow Rattle (*Rhinanthus minor*)

**HIBERNACULA**

Quantity 2  
 Minimum dimensions: length 2,000mm, width 1,000mm, height 1,500mm  
 Topsoil from area scraped back and held in storage for later use;  
 The longest side of the hibernacula will face south;  
 A depression, no deeper than 500mm, will be made in footprint of hibernacula;  
 The depression will be filled with inert, clean fill comprising brick, rubble, hard core, logs, wood or similar items and some topsoil (no compaction);  
 Infill is to continue, rising from the ground to form a mound-like structure up to a minimum height of 1,000mm (no compaction);  
 Previously removed topsoil is to be carefully applied back onto the hibernacula (no compaction), leaving a minimum of 300mm of the inert material exposed at the base on all sides.

**LOG PILE**

Quantity 4  
 Dimensions: Variable  
 Areas checked and cleared from alien debris, as required;  
 Sections of inert, clean wood from site placed in designated locations;  
 Wood will be mix of wood types, shapes and sizes;  
 Material will not contain any treated timbers;  
 Material will be loose with no compaction.

**RUBBLE PILE**

Quantity 1  
 Dimensions: Variable  
 Areas checked and cleared from alien debris, as required;  
 Inert, clean rubble from site placed in designated location;  
 Material will be loose with no compaction.

**GRASSLAND AREA B**

Retained as undisturbed ground  
 Area 250m<sup>2</sup>

**GRASSLAND (FRONTAGE)**

Cleared.  
 25mm site reclaimed soil spread.  
 Seeding with EM1 seed mix at 4g/m<sup>2</sup>  
 Area 180m<sup>2</sup>  
 Seed mix 0.72kg

**PLANTERS A13 - A18**

Area 3.0m<sup>2</sup>  
 Planting of 3 individuals of selected species:  
 Field maple (*Acer campestre*)  
 Common Dogwood (*Cornus sanguinea*)  
 Common hazel (*Corylus avellana*)  
 Common hawthorn (*Crataegus monogyna*)  
 Common holly (*Ilex aquifolium*)  
 Black thorn (*Prunus spinosa*)  
 Guelder rose (*Viburnum opulus*)  
 Littleleaf cotoneaster (*Cotoneaster microphyllum*)  
 Rowan (*Sorbus aucuparia*)

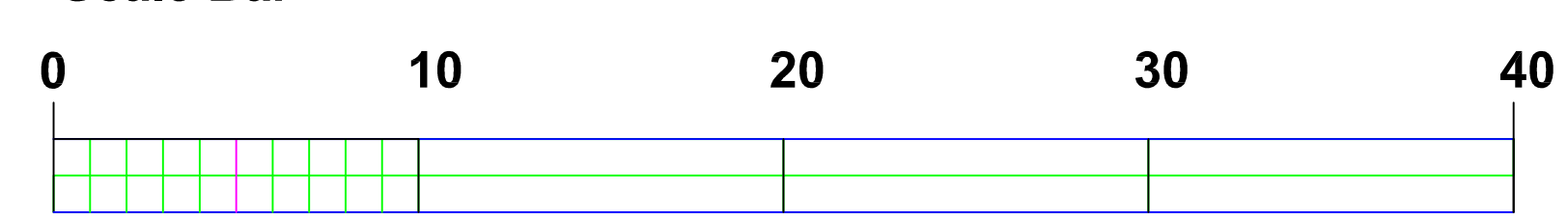
**SCREENING**

Planting of 3 individual per m<sup>2</sup> of selected species:  
 Field maple (*Acer campestre*)  
 Common hawthorn (*Crataegus monogyna*)  
 Common holly (*Ilex aquifolium*)  
 Black thorn (*Prunus spinosa*)  
 Rowan (*Sorbus aucuparia*)  
 Yew (*Taxus baccata*)  
 Estimated total of 250  
 Ground cleared and 50mm site reclaimed soil used for establishment. External soil/compost can be utilised if insufficient site soils available.

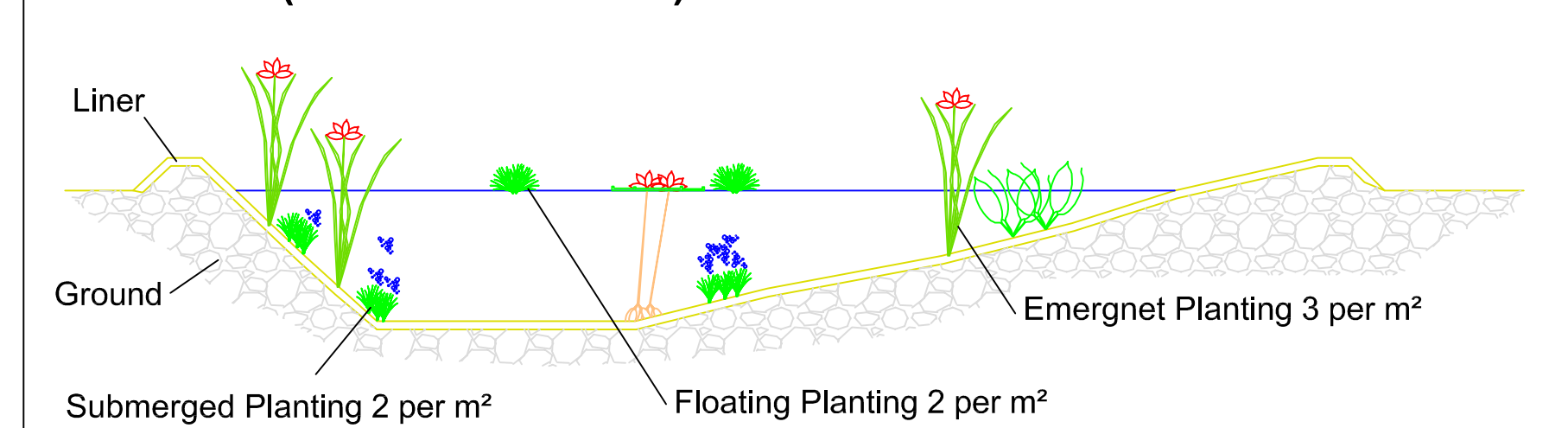
**GRASS MANAGEMENT**

All management will be undertaken during hot dry periods to avoid disturbance of amphibians.

**Scale Bar**



**POND (CROSS-SECTION) - Scale x5**



Drawing No:	01405/01	Project:	Gatton Road
Revision:	V4	Drawing Title:	Landscape Proposal
Date:	27 Mar 14	Scale:	1:200 @ A0

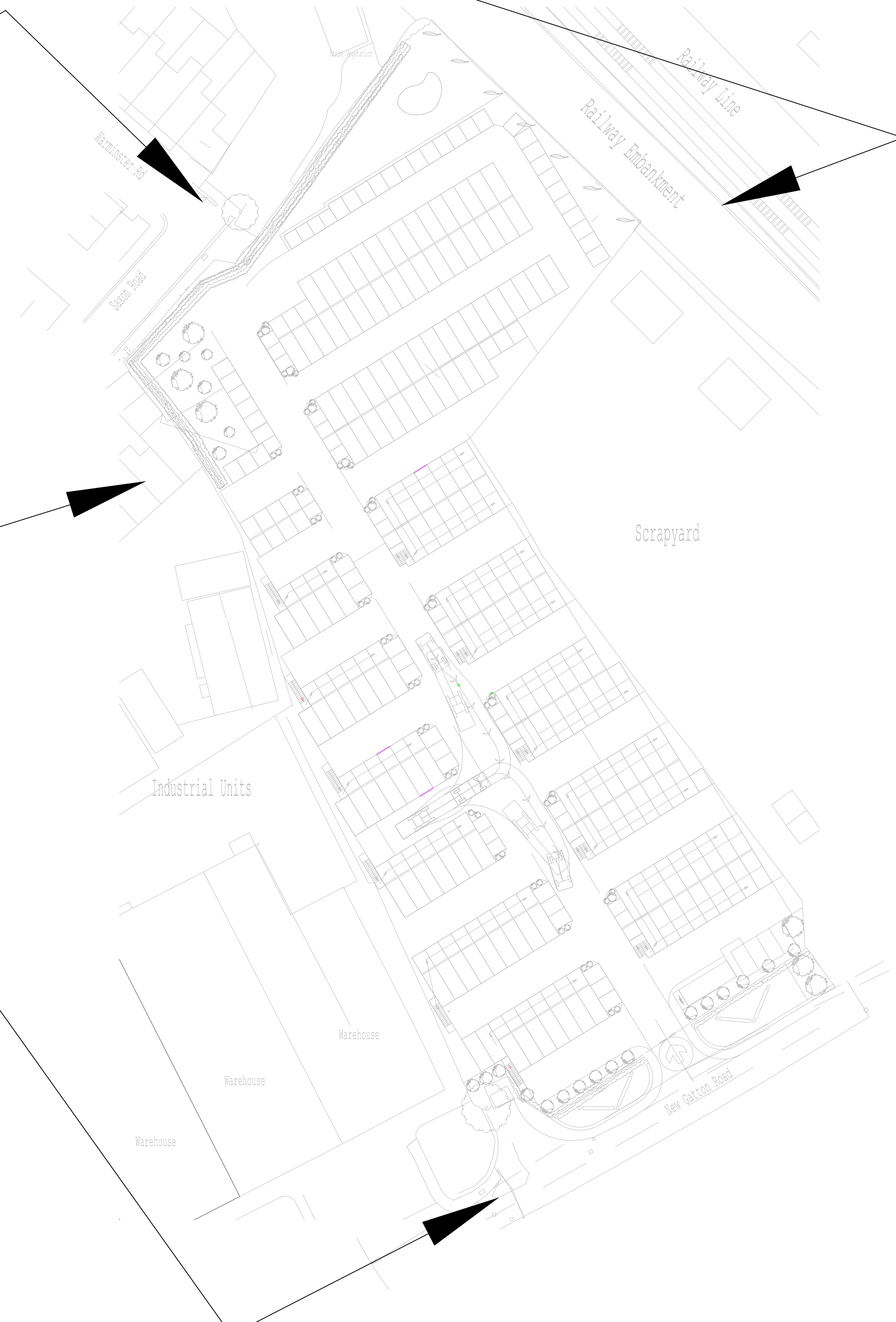
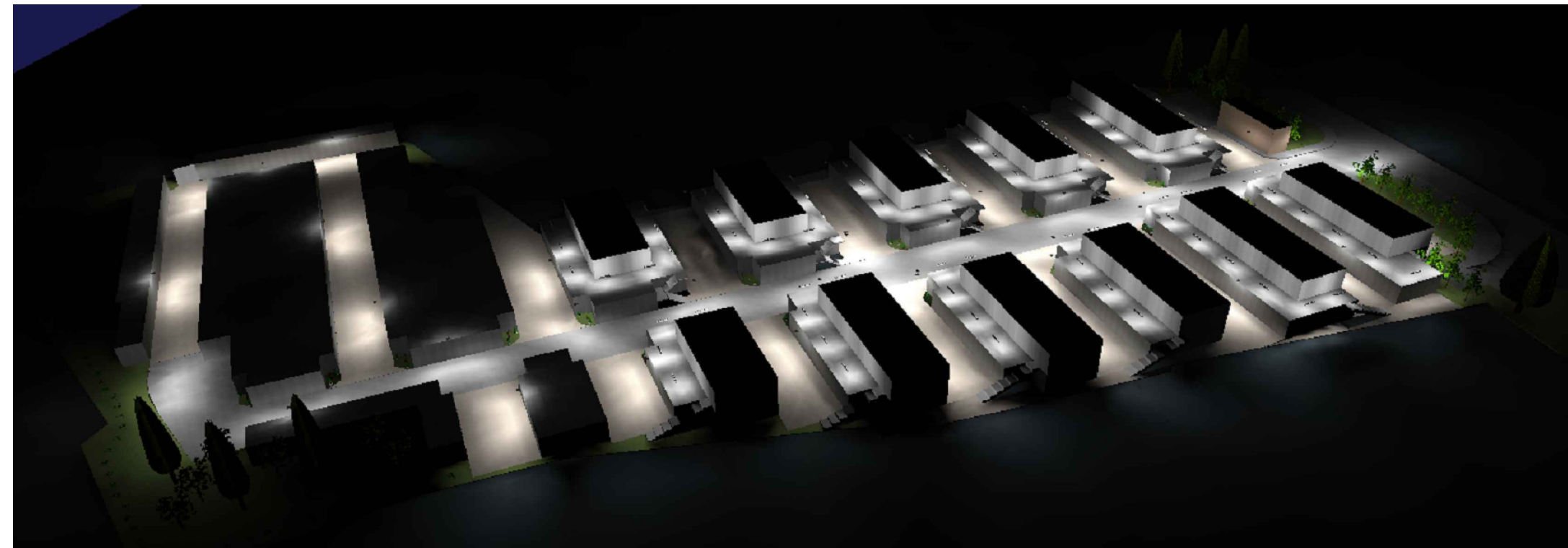
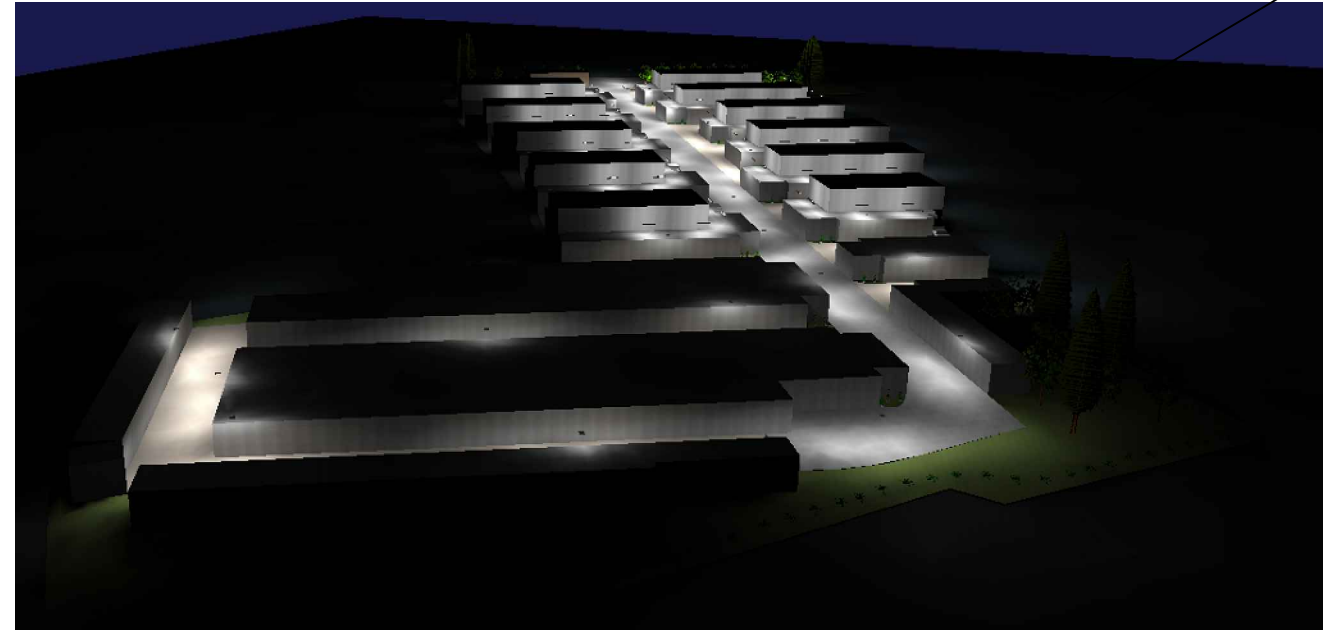
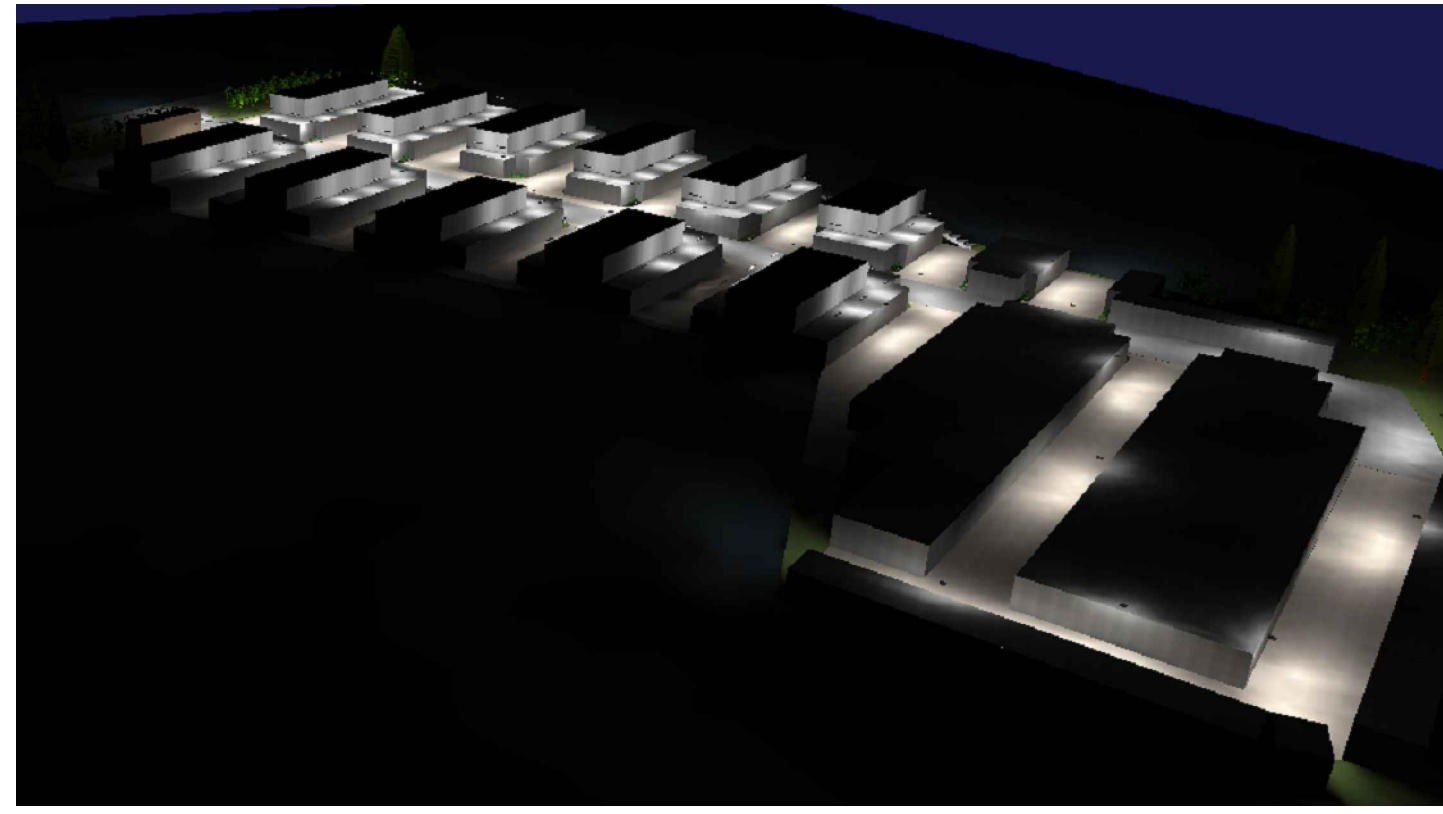
**Notes:**

N

File: \gatton road2.dwg  
 Drawn By: AGR

HajjinRobbins Limited  
 Factory Road, Norton Fitzwarren, Somerset, TA2 6SPD  
 Tel: 07737083222 Email: info@hajjinrobbins.co.uk  
 Website: www.hajjinrobbins.co.uk





**PLANNING**

Date	Description	Rev	By
<b>Revision Description</b>			



**Hulley & Kirkwood**  
consulting engineers

Plymouth Office  
Second Floor  
Studio 5-11  
Millbay Road  
Plymouth  
PL1 3LF  
Tel No: 01752 255575  
E: hk.plymouth@hulley.co.uk

**...Making Buildings Work**

**Project:**  
Dainton External Lighting Study

**Drawing Title:**  
3D Illumination Visualisation  
Layout

**Drawing Number:**  
**P0179(60)008**

**Revision:**  
Date: 14/05/2014  
Scale: 1:500  
Drawn By: RV CHK DC  
CAD Dwg File: P0179(60)008.dwg  
Arch. Base Dwg:

**Issue Status:**  
**Planning**



**TERMS & CONDITIONS BRISTOL**  
**Relating to Self Storage Unit hire**

“Access”	Your right to access the Unit(s) during Access Hours for the purpose of depositing, removing, substituting, or inspecting the Goods;
“Access Hours”	You may access your Unit (in accordance with this agreement) between 7am and 9pm 6 days a week. Sundays 10am and 4pm and Bank holidays by way of key fob only between 10am and 4pm. We may change these hours, but will try to inform you of this in advance;
“Charges”	The amount we charge you for lease of the Unit(s) at our Site(s), including any interest, administrative or legal fees incurred by us or our agents, in the process of recouping our losses;
“Deposit”	One month rental amount, payable in advance by one or more of the stated methods: cash/cheque with valid bank guarantee card/direct debit/bankers draft/credit or debit card.
“Goods”	Goods that the customer stores in the Unit(s) during the Hire Period;
“Hire Period”	The duration of time that we have agreed for you to lease the Unit(s) under the terms of this agreement;
“Key Information”	Summary of information specific to you and this agreement, which you have agreed and is attached to this agreement;
“Site Rules”	The rules for use of the site as set out within the Key Information;
“Prohibited Items”	Any creature, bird or fish, either living or dead, or perishable goods that may attract vermin, combustible or flammable materials or liquids, firearms, explosives, weapons or ammunition, chemicals, radioactive materials, biological agents, toxic waste, asbestos or other materials of a potentially dangerous nature, compressed gases, illegal substances, illegal items, or goods illegally obtained;
“Site(s)”	Our premises, designated from time to time, on which we lease our Units to customers’ use for self storage;
“Unit(s)”	Separate containers available for lease by us to customers, as shown on the Key Information sheet;
“Value”	Agreed maximum aggregated sum, as specified in Key Information sheet;
“We” or “Our”	Dainton Group Services Ltd, registered office at Dainton Manor Estate, Dainton, Newton Abbot, Devon, TQ12 5TZ (or one of our group companies) as added to or amended from time to time;
“You”	the customer, and your contact details as shown on the Key Information sheet;

**Agreement**

1. We agree to lease you the Unit(s) for the purpose of storage of your Goods at the Site(s) specified above in return for payment of our Charges for the Hire Period in accordance with this agreement. We grant you a right of Access to the Site(s) during the Access Hours for the purposes of accessing the Unit(s).

**Charges and Hire Period**

2. The Hire Period shall start from the date specified above or from the date that you first store your Goods in the Unit(s), which ever is earlier, and shall continue on a month to month basis until terminated by either party in writing by giving not less than one full weeks notice.
3. We require a Deposit in advance of the start of the Hire Period. This is fully refundable and will be returned within 30 days when you relinquish your Unit(s) in the condition that it was in before your Hire Period.
4. We require one month’s rental and also (on a pro-rata basis) any additional days after the 15<sup>th</sup> of the calendar month until the end of that same month to be payable in advance. Provided that you provide us with one week’s notice of termination, and the Hire Period has been more than one month, the rent will be pro-rated and the unused days’ rental will be returned with your Deposit.
5. Our rental charges are set out on our Price list, as amended from time to time, available on request. Rent is payable for each Unit(s) booked based on the rate applicable for the Hire Period. First payment is due on signing of this agreement, along with the Deposit, and subsequent payments are due in advance on 1<sup>st</sup> day of the month by cash/cheque with valid bank guarantee card/direct debit/bankers draft/credit or debit card. We will notify you of increases in rental or Charges in advance of such payments being due. Unless otherwise agreed in writing, padlocks and other additional items will be in addition to the rent and will be itemised on your invoice separately.
6. All Charges are quoted exclusive of applicable Value Added Taxation (VAT), and are subject to variation in line with changes to taxation subsequent to the date of the agreement or rent payable.
7. If you fail to pay the rent or any other due Charge by the due date, we reserve the right to levy additional charges, including a fixed late payment administration charge of £10 per week or part of a week and interest at more than 5% over Lloyds TSB bank base rate on the balance outstanding over the period until full payment is made, less any late charges penalties.
8. We have a lien over the Goods until any due payment is made. If you do not pay the rent or other due Charges within 21 days of the due date, we (or our agent) may enter the Unit(s) and seize your Goods and sell or otherwise dispose of them. The cost of such seizure and disposal shall be deducted from the Deposit before a refund is paid. We shall give you back any surplus arising from the Deposit or disposal proceeds.

**Use of the Unit**

9. You will use the Unit(s) only for the storage of the Goods, and not for any other purpose. You must satisfy yourself that the Goods are suitable to be stored in the Unit(s) and we do not accept responsibility if they are not.
10. You will provide us with full details of the nature and value of any Goods to be stored in the Unit(s) on request by us.
11. You shall not assign, re-hire, sublet or otherwise transfer any of your rights to use the Unit(s) without our prior written consent. You have the right to exclusive use of the Unit(s) for the Hire Period so long as payment is up to date
12. You are responsible for providing a secure padlock to secure your Unit(s). You must ensure that the Unit(s) is/are locked at all times other than when you are in the Unit(s), and we are not responsible for locking an unlocked Unit. We do not accept any responsibility for unauthorised persons having access to your Unit(s).
13. You will permit us and our agents to have Access to your Unit(s), and if necessary to break the lock
  - if we are required to do so by the Police, Fire Service, Local Authority or a Court Order;
  - to prevent injury or damage to persons or property;
  - we have reasonable suspicion that the Unit(s) contains any Prohibited Items.
14. You shall comply with our security requirements at all times and follow any specific security related instructions which may be given by our staff at any time. You shall comply at all times with our fire, emergency and Health and Safety regulations. Fire instructions including fire escape routes are displayed throughout our Site(s). Fire exits and routes must not be obstructed.



15. Any accidents or damage occurring within the Site(s) shall be reported immediately to the main reception at the Site(s). During times when this office is unmanned you must notify us using the emergency telephone number on display at each Site.
16. Nothing may be fixed to internal or external walls, ceilings, floor of any Unit(s) by nails, screws, drawing pins, tape or other means.
17. If it is necessary for us to vacate your Unit(s) we shall give you a week's notice prior requiring you to move your Goods to alternative secure Unit(s) or Site(s). If you do not move the Goods, or instruct an agent to do so on your behalf, we and our agents may enter your Unit(s) and do so. In doing so you accept liability for any damage caused to your Goods (except where caused wilfully or negligently by us and our contractors.) If there is an emergency, and we have to enter your Unit(s) without informing you in advance we shall inform you as soon as practicable. We agree to pay your reasonable costs as agreed by us in advance of such costs being incurred for moving your Goods under the circumstances set out in this clause.

**Termination**

18. Either you or we can terminate this agreement by giving not less than 7 days written notice to the other, but termination will not take place before the end of the first month of the Hire Period, unless agreed by us in writing.
19. We reserve the right to terminate our agreement with you with immediate effect and without liability if at our sole discretion it appears:
  - the Goods stored are or we reasonably suspect that they are Prohibited Items;
  - the nature of the Goods may bring bad publicity or disrepute upon us;
  - it is possible that you may not be able to honour your obligations under this agreement;
  - you fail to pay the Deposit or any other Charge; or
  - you breach any of the conditions of this agreement or the Site Rules.
20. In the event of termination under the circumstances described above, any Deposit paid by you may, at our sole discretion, be retained by us.
21. We may cancel this agreement with immediate effect and without liability in circumstances outside our reasonable control. These may include, although not exclusively, Act of God, fire, refusal to grant or extend a licence, strikes, lock-out or industrial action whether involving our employees or a third party or any act or omission by yourself, your agent or contractor or your or their employees or guests.
22. If we are unable to lease you the specified Unit(s) or a suitable alternative, your Deposit will be refunded unless cancellation is related to acts or omissions by yourself, your agent or contractor, or your or their employees or guests.
23. Upon termination or end of the Hire Period, you will remove all your Goods from the Unit(s) and the Site(s) and shall leave the Unit(s) clean and tidy and in the same condition as at the start of your Hire Period. If you do not do so, you shall be liable for the costs of cleaning the Unit and disposing of any Goods or rubbish left in the Unit(s) or the Site(s). The Hire Period shall continue (and rent and applicable Charges will apply) until such clearance has been completed.

**Your liability**

24. You shall make good to us all loss of or damage to the Unit(s) including indirect or consequential loss or damage caused during or after the Hire Period however arising and shall indemnify and hold us harmless against any and all claims demands liabilities losses and expenses of whatsoever nature relating to or in any way arising out of leasing of the Unit(s) by you or any third party claiming against or through you and all connected costs and charges. This shall include, but not be limited to, loss or damage to our premises, fixtures, fittings, furnishings, equipment, stock and other contents howsoever arising, including death or injury to any person.
25. If requested by us, you shall effect and maintain insurance to a level notified by us which will indemnify you, your agents or contractors or your or their employees or guests against any claim, costs, and expenses incurred in respect of any injury to any person or loss or damage to property howsoever arising, and you shall, if so requested by us, provide certificates as evidence of such insurance cover.
26. We may require you to have (and continue to have) insured the Goods against all normal perils under a valid contract of insurance, for their full replacement value for the duration of the Hire Period.
27. Whilst visiting our Site(s) you are required to conduct yourself at all times in accordance with Health and Safety legislation and all of our Health and Safety policies and procedures. You must act at all times in a safe, sensible and considerate manner and are responsible for any damage to person or property that may arise from not acting in the required way.

**Our Liability to you**

28. Storage of Goods at the Site(s) and in your Unit(s) is at your own risk. We are not liable whether in negligence or otherwise for any loss of or damage to your Goods occurring on our Site(s) and you shall indemnify us against any claims arising from such loss or damage.
29. In no circumstances shall we be liable to you, in contract or in tort, including negligence or breach of statutory duty for:
  - i. any increase in your costs or expenses;
  - ii. any loss of your profit, business, contracts or goodwill; or
  - iii. any indirect or consequential damage of any nature whatsoever.
30. We do not exclude liability for death or personal injury to any persons incurred whilst on Site(s), which is a direct result of our negligence or wilful default of our agents or employees.

**General**

31. We and you warrant that we shall both process data in accordance with the Data Protection Act 1998. You consent to us or our agents processing information that you have provided to us (including personal data) for the purposes of conducting our business, credit or security checks or marketing. You also consent to us passing your information to other persons and companies within the European Union for them to be used for marketing or other purposes. If you do not wish your details to be stored on our databases, please let us know.
32. Any provision of this contract which is prohibited or unenforceable shall be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof.
33. Any notice or demand given by you or us under this agreement must be in writing and be made by mail to you at your invoice address or to us at the Site where the contract was made.
34. If two or more persons are named as Customers, the liability of each is joint and several. This means that each person can be held fully responsible for all the responsibilities under this agreement.
35. The agreement is subject to English law and the jurisdiction of the English Courts.
36. This agreement can not be varied, except by written consent by our directors. Our employees do not have authority to vary this agreement, either verbally or in writing or to make any representation of fact that is or may be inconsistent with this agreement.
37. This agreement does not give rise to any relationship of landlord and tenant between you and us.

I the undersigned confirm that I have read understood and accept the above terms of business along with the Customer Key information & site rules provided to me.

Sign.....Print Name.....

**KEY INFORMATION**

Customer name address and postal code

.....  
.....  
.....

Contact number

.....(mobile)  
.....(daytime)

Site(s) name

.....

Start date of Hire Period .....

Unit(s) description .....

\*Nature and approximate value of Goods

.....  
.....  
.....

Charges .....

Signed by Customer

Dated

Signed by Dainton representative

Dated

**\*PLEASE ENSURE YOU NOTIFY THE DEPOT OF ANY CHANGES TO THE APPROXIMATE VALUE OF YOUR GOODS**

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Internal use only

- Consent to be contacted by Dainton for marketing purposes       Yes    No  
Consent to be contacted by third party for marketing purposes    Yes    No



