

## Planning Officer's Report – LDCA January 2026

<b>APPLICATION</b>	2025/88 – Proposed Siting of 4 x 20-foot Containers for Storage Purposes
<b>PERMISSION SOUGHT</b>	Permission in Full
<b>REGISTERED</b>	7 <sup>th</sup> October 2025
<b>APPLICANT</b>	Transport Section (CSS), SHG
<b>PARCEL</b>	NG0510
<b>SIZE</b>	8,510 m <sup>2</sup>
<b>LOCALITY</b>	Government Garage Compound, Donkey Plain, New Ground
<b>ZONE</b>	Intermediate Zone
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Government Garage
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ The Sentinel Newspaper on 09 October 2025</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	23 <sup>rd</sup> October 2025
<b>REPRESENTATIONS</b>	None Received
<b>DECISION ROUTE</b>	<u>Delegated</u> / LDCA / EXCO

### A. CONSULTATION FEEDBACK

1. Water & Sewerage (CSH) No Objection
2. Energy Provider (CSH) No Response
3. Fire & Rescue No Objection
4. Roads Section No Response
5. Property Division No Response
6. Environmental Management No Objection - comments
7. Environmental Health No Response
8. Agriculture & Natural Resources No Objection
9. Police Service No Response

10. Aerodrome Safeguarding	Not Consulted
11. Economic Development	No Response
12. National Trust	No Objection
13. Telecoms (Sure SA Ltd)	No Objection
14. Heritage Society	No Objection
15. Maritime	No Response

## **B. PLANNING OFFICER'S APPRAISAL**

### **LOCALITY & ZONING**

The property is situated within an area known as Donkey Plain in New Ground. The development site is within the Intermediate Zone but not within a Conservation Area.

### **SITE DESCRIPTION**

The application site (8,510 square meters) slopes relatively gently downward to the sea (north) such that the frontage building is staggered dropping/rising along the contours and at an angle to, and set back from, the road furthest as its southernmost point; with a large servicing building attached behind. The remainder of the site provides for commercial vehicle parking, covered storage and other storage in connection with the government vehicle garage, including 4 containers located to the front of the building close to the southern boundary.

### **PLANNING HISTORY**

An application was submitted (Ref. 2018/43) - Erection of 2 Storage Shelters - approved on 6.6.18. The existing 4 containers indicated above do not appear to have been on site at that time and there is no record of a Development Application being submitted/approved since then.

Plot NG0366 is located closer to the road than the application site (albeit also part of "Government Garage") and it currently contains a small container approved as an oil storage unit in December 2020 (Development Approval Ref. 2020/82) specifically to comply with regulation requirements to store a large quantity of lubricants on-site.

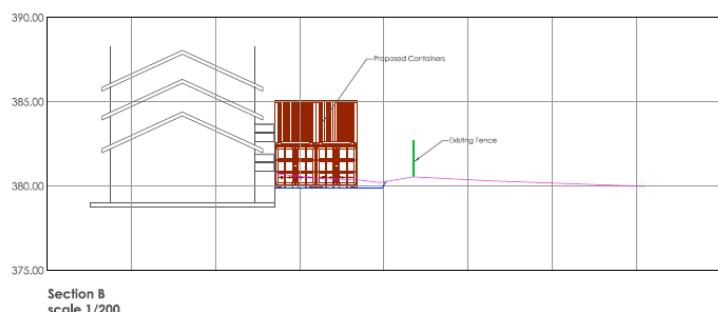
### **PROPOSED DEVELOPMENT**

The applicant proposes two sets of 2 containers (4 in total) with a footprint of 51m2. The 4 x 20ft containers would be located in front of the existing building. The 4 containers would be stacked in a 2-offset above the lower 2 and involve excavations to enable the containers to be sited on level ground in different directions and to enable access to each container level from the prevailing ground level.

**Diagram 2: Site Layout**



**Diagram 3: Sections**



## STAKEHOLDER FEEDBACK & REPRESENTATIONS

There were no objections to the proposals. There were no representations from members of the public. The following comments were received:

**Environmental Protection:** No objection but interested to know if the Policy on Siting and use of containers – Appendix 6 to the LDCP still applies? Also there is no indication of what would be stored in the containers, assume this won't be hazardous materials?

## LEGAL AND POLICY FRAMEWORK

The relevant policies of the Land and Development Control Plan (LDCP 2012) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone
- LDCP Appendix 6: Policy on the Siting and Use of Containers

## OFFICER'S ASSESSMENT

**Proposed Use:** The containers will be used for storing garage-related items only, while no details have been provided it is not expected that this would result in any nuisance created (in line with Appendix 6 Policy 6.5)

**Dimensions:** The containers are standard sized 20ft shipping containers as highlighted under (in reference to Appendix 6 Policy 6.3)

**Structural Implications:** The containers will not be used for living accommodation, and would therefore not require approval under the Building Regulations. Can therefore be supported (reference to Policy 6.4)

**Maintenance:** if approved, a condition to ensure maintenance monitoring may be incorporated in order to mitigate against deterioration - subject to the Amenity Order under the Planning Ordinance that may require its removal (reference to Policy 6.7).

**Effects on Views & Proximity to Neighbouring Dwellings:** The proposed containers will be visible from the road and from inside the existing employment area. The containers will be in close proximity to the front façade of the building result in obscuring existing windows and, in part, a roller-shutter door in the front elevation of the building. The building itself is well designed and of high quality such that it has a positive impact on the visual amenities of the employment area as do other buildings opposite including that containing Brian's Tyres and Shape's warehouse. Policy 6.10 indicates that "*containers will not be permitted.....in front of the forwardmost part of the nearest building in the direction of a public road.*"

There also appears to be considerable space behind the building which could possibly accommodate the proposed containers. Notwithstanding, there are already 4

containers to the front of the government garage and there is a whole employment site plot to the south of the application site which is made up entirely of containers.

It is clear that the employment area was well designed and thought out when originally conceived and that the proposed development would result in damage to the visual amenity of the area and would detract from the building which the containers would be sited in front of. This would result in 8 containers to the front of the building, albeit that the existing containers are more sensitively located in a less obvious position. It is therefore to be preferred that a permanent, higher-quality solution is found to provide the storage needed and it is therefore recommended that this proposal is only for a limited period to enable the applicants to seek a permanent solution for this storage need.

The containers would not be sited within 10m of any neighbouring dwellings. The site is at a cul-de-sac which terminates at the local quarry. It is not situated within any residential area, albeit that there is a residential area to the south of the application site. It is therefore not considered that the principal view from the dwellings would be harmed by the proposed development.

The policy also requires that if a container is sited on an employment or industrial site it is to be painted grey and so maintained.

The proposals do not include roofing or a rainwater collection system; however, if this is a temporary consent, then this can be required and conditioned dark slate grey to blend in with the surrounding environment to accord with Policy 6.12 and 6.13, if a more permanent solution is to be provided.

It is considered that the proposal would result in harm to local visual amenities but that a temporary consent could be allowed in the shorter term to enable storage to be undertaken prior to a permanent solution being provided.