SUPPORTING STATEMENT

FULL PLANNING APPROVAL

SITE ADDRESS: 21-23 ALL HALLOWS ROAD, BLACKPOOL, LANCASHIRE, FY2 0AS

SITE AREA: 821m²

PROPOSED USE: PUBLIC COIN OPERATED CAR WASH AND VALET/VEHICLE PREP BAY

PREVIOUS USE: VAN RENTAL OFFICE, STORAGE AND VEHICLE PREP CENTRE

HISTORIC USE: PETROL STATION, CAR SALES AND CAR REPAIRS

THE SITE IS CURRENTLY VACANT AND REQUIRES MUCH NEEDED INVESTMENT TO BRING THE SITE BACK TO A GOOD STATE OF REPAIR AND CREATE LOCAL JOBS IN THESE CHALLENGING TIMES.

THE PROPOSAL SEEKS TO ADD A 'STATE OF THE ART' GERMAN, THREE BAY, COIN OPERATED, PUBLIC CAR WASH AND EXTEND THE EXISTING BUILDING TO INCORPORATE A VALET/VEHICLE PREP BAY.

CAR WASH

THE THREE BAY CAR WASH WILL INCLUDE 2 NO. COVERED BAYS AND 1 NO. OPEN BAY. THE CAR WASH HAS BEEN STRATEGICALLY LOCATED TO ALLOW EFFICIENT AND SAFE TRAFFIC CIRCULATION ON THE SITE. ALL CAR WASHES HAVE PROGRAMMABLE CAPABILITIES TO AUTOMATICALLY SWITCH OFF THE CAR WASHES DURING CERTAIN HOURS OF THE DAY TO COMPLY WITH PLANNING CONDITIONS. FOR THE CAR WASH TO BE ECONOMICALLY VIABLE, THE PROPOSED OPERATING HOURS ARE 08:00AM TO 22:00PM. THESE OPERATING TIMES ALLOW CUSTOMERS TO WASH THEIR CARS OUTSIDE OF THE CORE 9-5/6 WORKING HOURS, ALTHOUGH IT IS EXPECTED THAT USAGE WILL GRADUALLY REDUCE IN TO THE EVENING. THESE OPERATING TIMES ARE ALSO IN LINE WITH HISTORIC USES AS A PETROL STATION. THE PROPOSAL INCLUDES THE PLANTATION OF AN AESTHETICALLY PLEASING HEDGING SCREEN ALONG THE SOUTH EASTERLY PERIPHERY TO MINIMISE THE VISUAL IMPACT OF THE PROPOSAL FROM ADJACENT PROPERTIES, WHILST ALSO PROVIDING ENVIRONMENTAL BENEFITS. AN ACOUSTIC SCREEN STRATEGICALLY LOCATED TO THE REAR OF THE CAR WASH, ALSO ALONG THE SOUTH EASTERLY PERIPHERY, WILL ASSIST WITH DAMPENING THE LIMITED NOISE GENERATED FROM THE WASH NOSSELS. ALL OTHER CAR WASH MACHINERY/EQUIPMENT IS SILENT. THE COLOURS AND

BRANDING OF THE CAR WASH WILL FORM PART OF A SEPARATE PLANNING APPLICATION FOR ADVERTISEMENT CONSENT. THE CAR WASH USES ENVIRONMENTALLY FRIENDLY PRODUCTS AND HAVE INTEGRATED DRAINAGE INSTALLATION TRAYS TO PREVENT CAR WASH WATER ESCAPING TO OTHER AREAS OF THE SITE (SEE DRAWING 01010-004-P1).

VALET/VEHICLE PREP BAY

THE EXTENDED VALET/VEHICLE PREP BAY HAS BEEN DESIGNED TO FOLLOW THE NATURAL TAPERING OF THE SITE, WHILST ALLOWING 1.5M DISTANCE FROM THE EXTENSION TO THE SOUTH EASTERLY PARTY WALL. THE PROPOSAL HAS A FINISHED FLAT ROOF LEVEL OF 2.7M TO MINIMISE VISUAL IMPACT TO NEIGHBOURING PROPERTIES. THE VALET/VEHICLE PREP BAY HAS HIGH LEVEL WINDOWS ON THE SOUTH EASTERLY ELEVATION WITH A SILL HEIGHT OF 2M. BUILDING MATERIALS HAVE BEEN VISUALISED AS WHITE HORIZONTAL CLADDING FOR THE WALLS (TO MATCH EXISTING OFFICE) AND CORRUGATED SHEETING FOR THE ROOF, ALTHOUGH THIS COULD END UP BEING FELT OR SIMILAR.

TRAFFIC MANAGEMENT

VEHICULAR ACCESS/EGRESS WILL BE VIA THE EXISTING DROPPED CURBS WITH APPROPRIATE BOUNDARY TREATMENT TO CREATE CLEAR POINTS OF ACCESS/EGRESS. ENTRY AND EXIT SIGNS WILL ALSO BE INCORPORATED TO FACILITATE SAFE SITE VEHICULAR ACCESS/EGRESS AND HELP DIRECT CUSTOMERS. PLANTING WILL ALSO BE INTEGRATED INTO THE CENTRAL DWARF WALL ISLAND WHICH DOUBLES AS A ONE WAY, SITE TRAFFIC FLOW AID. THIS TRAFFIC MANAGEMENT PLAN WILL ALSO MAKE THE SCHEME SAFER FOR PEDESTRIANS PASSING THE SITE.

WASTE MANAGEMENT

REFUSE FROM SITE ACTIVITY WILL BE LIMITED, HOWEVER, AN ACCESSIBLE COVERED BIN STORE HAS BEEN INCORPORATED ALONG THE NORTHERN SITE BOUNDARY.

GENERAL

THE EXISTING PETROL STATION CANOPY WILL BE REMOVED AS PART OF THE PROPOSAL AND GENERAL IMPROVEMENTS MADE TO IMPROVE THE SITES VISUAL APPEAL.