

PLANNING STATEMENT FOR FORMATION OF CAR WASH FACILITY INCLUDING INSTALLATION 2 CONTAINERS, ERECTION OF CANOPY AND CUSTOMER CAR PARK

On behalf of Karen Wales for land adjacent to
69 Whitburn Road, EH48 1TQ



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1.0 INTRODUCTION

- i. Planning Services UK have been appointed to prepare and submit a planning statement supporting the formation of a car wash facility, including the installation of two containers, the erection of a canopy and a customer car park at land adjacent to 69 Whitburn Road, EH48 1TQ.
- ii. The site's location can be identified by the red line on the site location plan, which can be found in **Figure 1**.
- iii. This planning statement aims to offer an extensive summary of the site location, development proposal, relevant planning policies and supplementary guidance. It serves as a useful reference for the planning proposal.
- iv. This statement aims to provide a detailed overview of all the essential information concerning the development and assessment in accordance with The National Planning Framework 4, Adopted Local Development Plan, Supplementary Guidance, and other applicable policies.

2.0 SITE BACKGROUND

2.1 Location of site

The site's is adjacent land to 69 Whitburn Road, EH48 1TQ. On ScotLIS, the site boundary is indicated by the red line in the figure below. The site is located at the land off Whitburn Road, Bathgate, EH48 1TQ, at

approximate National Grid Reference NGR: 297254:668560 (centre of the site).



Figure 1: Site Location, ScotLIS

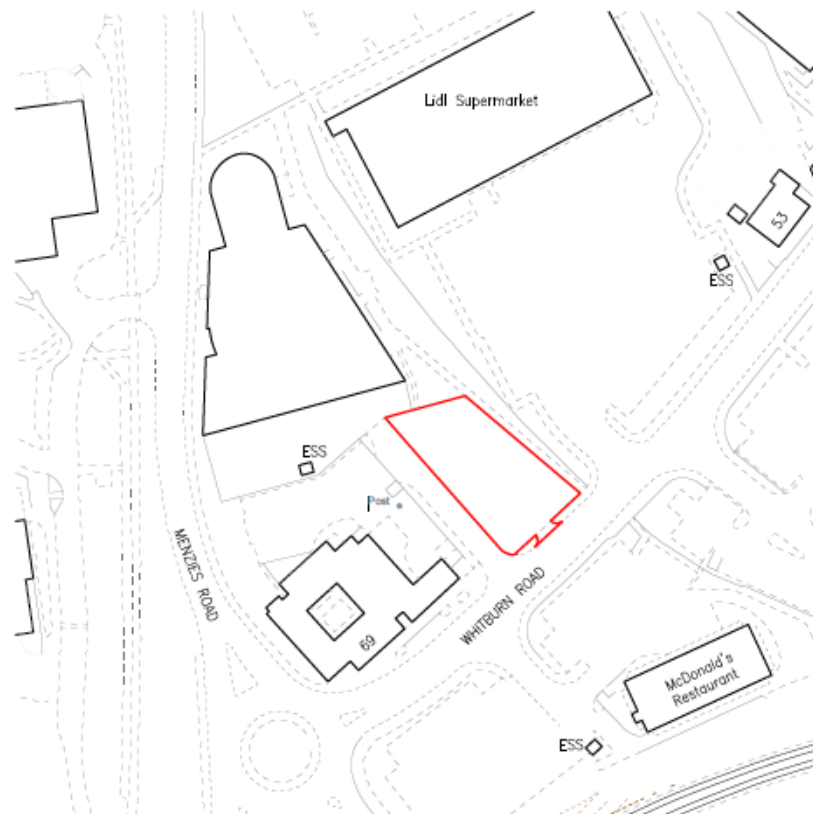


Figure 2: Site Location,

2.2 Current Use

It is important to note that the application's utilised property is designated for Commercial purposes and is within the Town Centre Envelope. Currently, the space is not being used (vacant land) and is functioning as an unofficial car park.



Figure 3: Currently land use

2.3 Surrounding Area

The current surrounding land use is predominantly commercial properties in all directions. The topography of the surrounding area is generally flat. The site is currently occupied by mixed hardstanding, which is partially overgrown along the site's borders with small weeds and grasses.

2.4 SEPA Flood Maps

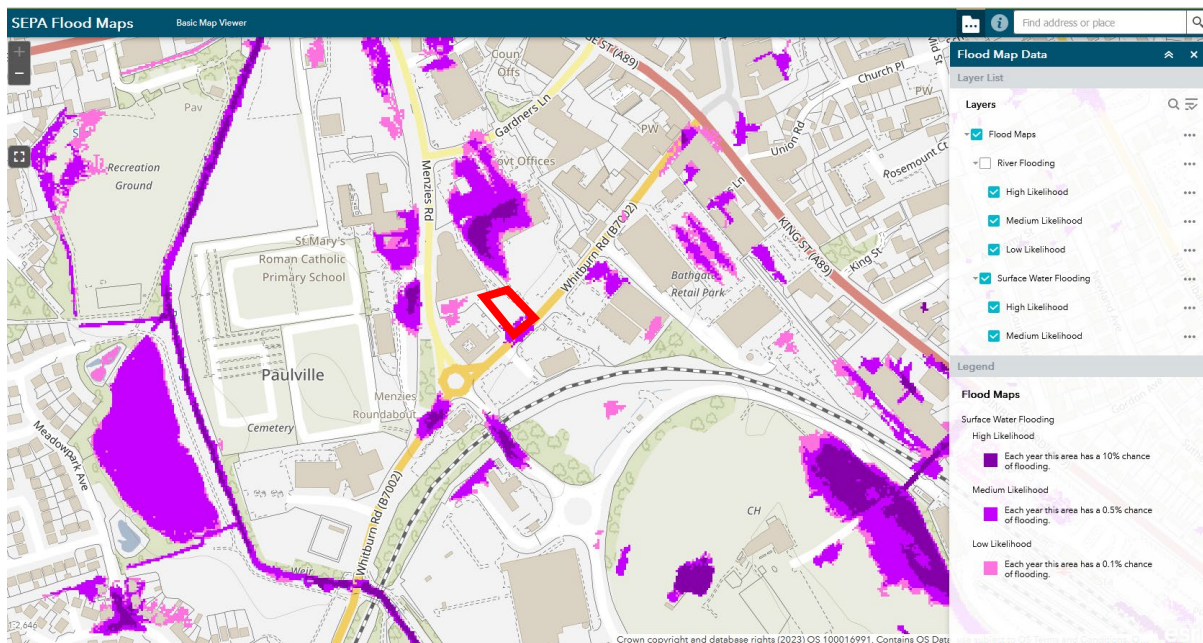


Figure 4: SEPA Flood Maps

2.5 The Coal Mining Authority

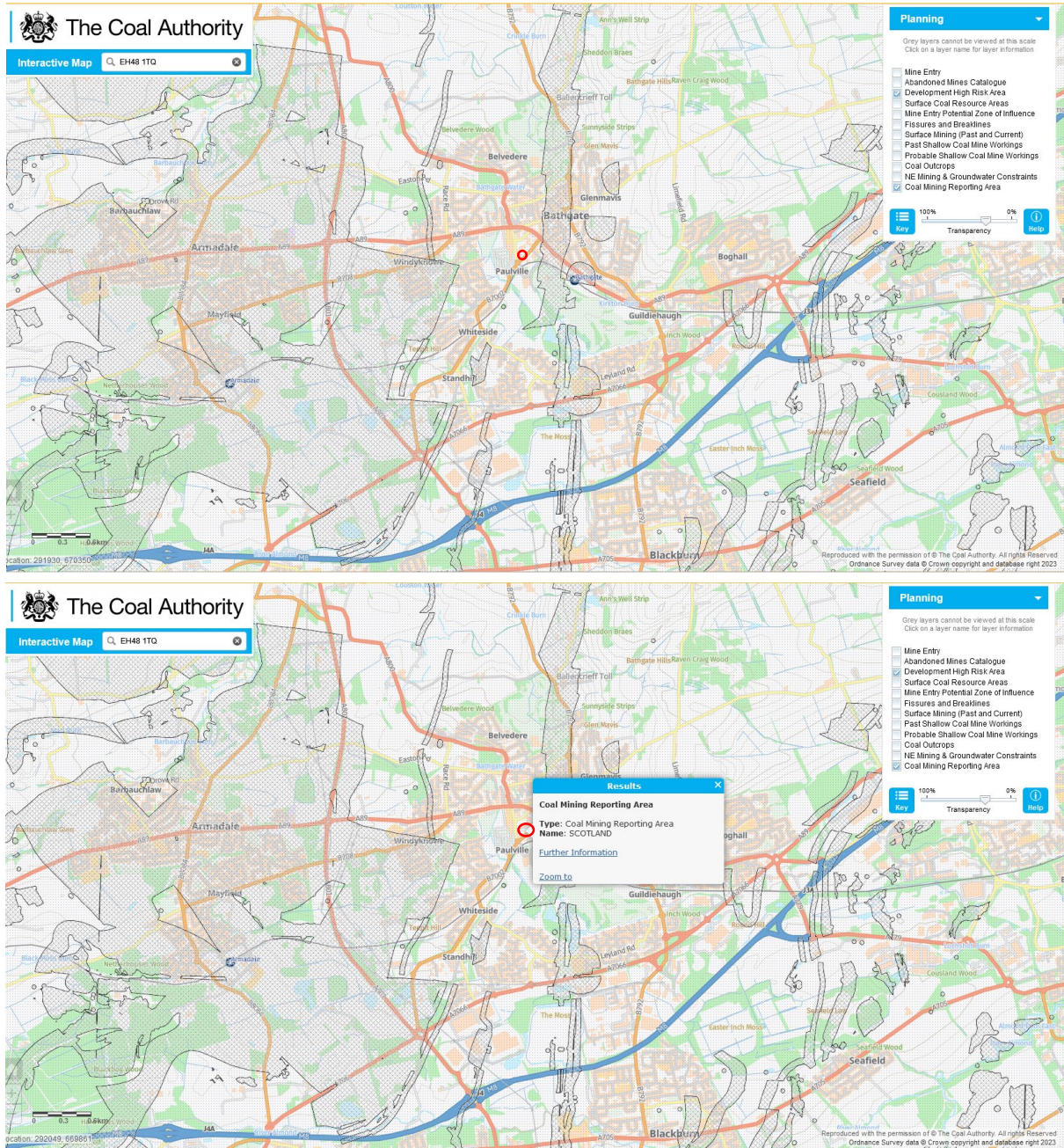


Figure 5: The Coal Mining Risk Area

3.0 PLANNING HISTORY

There are a few planning applications for Adjacent Land at 69 Whitburn Road, Bathgate, EH48 1TQ.

No	Application	Reference No.	Status
1.	Erection of an office building Site at Whitburn Road, Bathgate, EH48 2HP	LIVE/0329/FUL/92	Granted
2.	Erection of a nightclub and bar/restaurant Menzies Road, Bathgate	LIVE/0340/FUL/96	Granted
3.	Outline planning permission for a 0.075 ha retail/office development - Whitburn Road, Bathgate	LIVE/0898/P/02	Granted
4.	Siting of a mobile snack bar Menzies Road, Bathgate, EH48 1TQ	LIVE/0667/FUL/09	Refuse
5.	Erection of a dessert shop/cafe (class 3) including outdoor seating area Land to East Of 69 Whitburn Road Bathgate West Lothian EH48 1HE	0603/FUL/22	Withdrawn
6.	Erection of a dessert shop/cafe (class 3) with associated access and parking Land to East Of	0552/FUL/23	Awaiting decision

	69 Whitburn Road Bathgate EH48 1HE		
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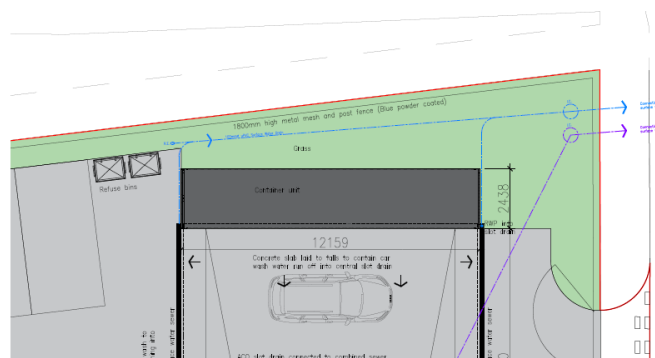
4.0 PROPOSAL

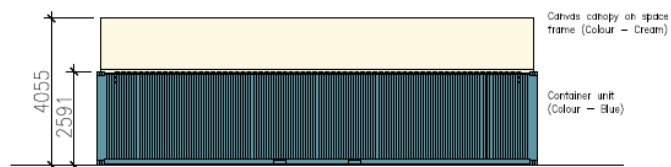
4.1 Proposal for Development

The proposed development seeks permission for a car wash, which includes placing two containers, installing a canopy, and providing car parking. The proposal also entails the establishment of a new main entrance to the site and an exit that leads to Whitburn Road.

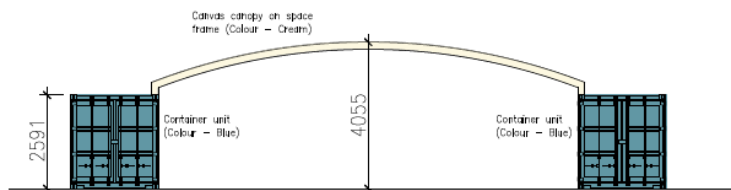


Figure 6: Proposed Site Plan

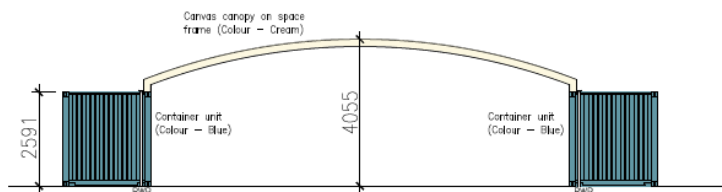




02 Side Elevations (North & South)
Scale 1:100 @ A3



02 Rear Elevation (West)
Scale 1:100 @ A3



01 Front Elevation (East)
Scale 1:100 @ A3



Figure 7: Proposed Development

4.2 Environmental Considerations

Noise

Considering the strategic location of the proposed car wash facility, which is positioned over 300 meters away from the nearest residential properties, the likelihood of noise disturbance in noise-sensitive areas is significantly low. This assessment is based on the substantial distance, which acts as a natural buffer, thereby mitigating potential noise pollution. For a visual representation of the site's layout and its relation to the surrounding residential areas, please refer to the figure below.

Water

In our client's commitment to addressing water-related environmental concerns, our development plan embodies a comprehensive and responsible approach to water management. Our strategy encompasses the effective interception of surface water originating from external sources. Additionally, we are dedicated to managing runoff generated within the site, utilising natural filtration processes to safeguard against any adverse impacts on the surrounding environment.

As conscientious planning agents, we have maintained open communication with Scottish Water throughout this endeavour. Following our discussions, we are pleased to report that Scottish Water has expressed no objections to our project proposal. They have stipulated, however, that the area designated for washing cars must be adequately covered to prevent rainwater from entering the foul sewer system. We are fully committed to this requirement and ensuring compliance with all water management regulations to protect our environment and community.

5.0 RELEVANT POLICIES

According to Section 25 of the Town and Country Planning (Scotland) Act 1997, planning applications should follow the Local Development Plan unless material considerations suggest otherwise. The planning statement aims to identify the policies that the proposed development complies with within the West Lothian Local Development Plan.

5.1 WEST LoTHIAN LOCAL DEVELOPMENT PLAN

5.1.1 DES 1 DESIGN PRINCIPLES

POLICY DES 1

Design Principles

All development proposals will require to take account of and be integrated with the local context and built form. Development proposals should have no significant adverse impacts on the local community and where appropriate, should include measures to enhance the environment and be high quality in their design.

Development proposals which are poorly designed will not be supported.

When assessing development proposals, the developer will be required to ensure that:

- a. there is no significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials or amenity;
- b. there is no significant adverse impact on landscape character, built heritage, habitats or species including European sites, biodiversity and Protected Species nor on amenity as a result of light, noise, odours, dust or particulates;
- c. the proposed development is accessible for all, provides suitable access and parking, encourages active travel and has no adverse implications for public safety;
- d. the proposal includes appropriate integrated and accessible infrastructure, open space, green infrastructure and landscaping;
- e. sustainability issues are addressed through energy efficient design, layout, site orientation and building practices;
- f. the development does not result in any significant adverse impact on the water environment as required by the Water Framework Directive and related regulations and as appropriate, mitigation to minimise any adverse effects is provided;
- g. there are no significant adverse effects on air quality (particularly in and around Air Quality Management Areas), or on water or soil quality and, as appropriate, mitigation to minimise any adverse effects is provided; and
- h. risks to new development from unstable land resulting from past mining activities are fully assessed and, where necessary, mitigated prior to development.

Where appropriate, developers will be required to produce masterplans, design statements and design guides in support of their proposals.

Development proposals must also accord with other relevant policies and proposals in the development plan and with appropriate supplementary guidance.

Proposals for retail, offices, business, community, leisure and recreation, visitor locations and higher density residential uses will be supported in the sub-regional centre and identified town centres where it can be demonstrated that

RESPONSE: The proposal would not undermine the role of any other town or local centre, and the scale and type of development are appropriate. the development would integrate with other neighbouring uses—the application accords with the policies of the West Lothian Local Development Plan.

It is considered that the change of use from Class 1 to Sui Generis would support the vitality and viability of the area. The proposal would not undermine the town centre or local, and the type of development is appropriate within a retail environment.

6.0 SUMMARIES

In summary, the application is assessed as following the West Lothian Local Development Plan and Supplementary Guidance. There are no material

planning considerations to warrant the refusal of the application in this instance.

The forthcoming development will significantly boost the surrounding area's economic conditions by fabricating new job opportunities, generating substantial revenue for the local community, and using underutilised land within the town centre envelope.

The proposal has been designed to introduce a highly advantageous addition that will cater to the interests of both the owner and the residents. The proposed development also has no significant adverse impacts on the local community and, where appropriate, should include measures to enhance the environment and be high quality in their design.

The proposed design will also have no significant adverse impact on adjacent buildings or streetscape in terms of layout, scale, massing, design, external materials, or amenities or no significant adverse effects on visual or residential amenities.

Given all the above, it is considered that the proposal would bring significant and long-term economic benefits to the local area. Furthermore, the proposed development is well-designed and engineered regarding the site characteristics.

This application will enhance and create a more economically sustainable area; therefore, we look forward to receiving grant planning permission.

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