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PLANNING STATEMENT

CHANGE OF USE OF EXISTING BUILDING (Class 4) to CAR WASH FACILITY (sui generis), 4 CHURCH TERRACE, INVERURIE, ABERDEENSHIRE. AB51 3NP

This statement is made to explain the background and rationale behind this application.

Our client has leased these premises. The building had lain empty for a short period ; some two months before our client has taken occupation. It was previously in (class 4) business use as *an industrial process which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit* .

The site falls within a recognisable and established residential area. This is characteristic of the overall pattern of development along the principal roads within Inverurie town centre where there are relatively small business in properties or sites behind the retail and business premises which occupy these main streets mixed with mainly houses or residential use in some form.

What is proposed is a car wash facility. There are no physical works to the existing building proposed in this change of use. Drainage interceptors are required to treat the products from the washing of cars and this is shown on drawings. This will be subject to approval from Scottish Water and this process has already commenced. The washing of cars will take place on an area to the west of the building as one car at a time. Cars are then driven in to the building for valeting. There are three valeting bays within. This process will adhere to a one way system of traffic movement within the site with vehicles entering the site from St Andrews Gardens to the west and then exiting the site on the Church Terrace to the east. From this exit point cars will mostly turn right and then to High Street. There are existing dropped kerbs at the access points to the site

Other than any effluent from the washing of cars which will be dealt with by the installation of interceptor(s) any trade waste will be held within the building in bins to then be taken to the kerbside for collection by contracted waste companies on specific collection days. These will be held in separate bins e.g. general waste, recycling and any food waste.

The existing yard area to the west of the site has ample capacity for clients waiting and for staff parking. There is also ample space within the building for cycle parking for staff or for any visitors.

This facility will have 3-4 members of staff

It is intended that this facility will operate from 9.00 am to 5.30 pm Monday to Friday