



## RJG ARCHITECTURE

Planning Statement – Haydock Hand Car Wash, 383-385 West End Road, Haydock

Prepared by RJG Architecture Ltd – 19<sup>th</sup> January 2024



### **Introduction**

This statement has been prepared for and on behalf of our client to support the planning application submitted for the permanent use of the site as a car wash facility on the existing car sales forecourt along with a tyre sales building to the rear of the site. The statement will cover the site overview, planning history, proposed scheme, and relevant planning policies.

### **Site Overview**

The site is located on West End Road adjacent to a roundabout connecting West End Road, Vicarage Road, and A599 Clipsley Lane. It is currently operating as a car wash and valeting business. The car wash is accessed from West End Road, with the existing canopy positioned

away from the highway boundary and set to the rear of the plot of land. There is a route in which vehicles enter from West End Road and travel through the site in a clockwise direction whilst the vehicle is valeted. Located within the site is a small, covered waiting area, two brick storage areas to the rear for cleaning equipment and materials, along with a bin storage area.

The site had previously been granted temporary planning permission for a car wash facility for a period of 3 years which has subsequently expired.

### **Planning History**

P/2019/0306/FUL - Change of use of existing car sales forecourt to a car wash facility GRANTED 20.06.2019.

P/2012/0688 - Change of use of existing car sales forecourt to a car wash facility GRANTED 08.11.2012.

P/2022/0389/FUL – Retention of hand carwash facility on an existing sales forecourt and boundary fencing. REFUSED

### **Proposed Scheme**

The proposed scheme is for a full new canopy of reduced height than the current canopy, a revised direction for vehicle entrance and exit, along with improvements to the fencing at the alleyway between the site and the rear gardens of the residential area to create acoustic separation along with acoustic blocks. The new design scheme will have less visual and noise impact to residents by creating a more robust acoustic barrier which will minimise the noise impact of the car wash on residents who have objected to the scheme on previous applications.

The proposal also includes a covered Perspex area where the jet wash equipment will be operated to reduce the amount of spray which travels across to residential gardens in windy weather, this will be set forward on site so that the distance is further. There has been an alternative location suggested for the jetwash, which is to the front left of the site, however the location would be nearer to the main highway rather than being in a covered area supported by appropriate acoustic fencing.

The proposal has also been designed to reflect a similar car wash which was granted approval in October 2023 and the conditions of the approval were taken into consideration particularly as this is in closer proximity to a residential area than the proposed site (planning ref P/2023/0142/FUL) to align with the approval granted for this application.

### **Planning Policy**

Paragraph 81 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Policy LPA03 of the St Helens Local Plan aims to work with organisations to maximise the economic opportunities presented by St Helens Borough's location in relation to strategic road and rail routes. It also supports the creation of and expansion of small businesses.

A previous planning application has been granted at the site and therefore the principle of the change of use for a car wash facility has already been established and considered acceptable on a temporary basis. The proposal would result in the retention of three full and one part time jobs, which supports the aim of the Local Plan. The retention of the outdoor car wash facility will have a positive effect on the local economy for the Borough and is in accordance with the NPPF, policy LPA03 of the St Helens local planning policy.

The proposed new design has taken into account the refusal comments from the officer's report for the previous application along with the objections raised by residents, regarding the St Helens Local Plan in particular LPD01 and LPD06 where the visual amenity is taken into consideration. The staff area and storage areas are non-imposing in relation to the overall site, the reduced height of the canopy will make sure that it is also not visually overbearing to nearby residents accompanied by the new boundary treatment which will replace the current boundary treatment which has deteriorated, with acoustic block. The Perspex area will reduce the amount of spray which is carried over to resident's gardens and will also create a clearly defined area where vehicles are valeted within the site, along with the amended entrance and exit points creating

As part of the previous application a noise impact assessment was carried out which determined that the vehicle noise and interior cleaning would be of little impact to the general noise (as the site is located on a busy highway with relatively high volumes of traffic). However, the jet wash and vacuum aspects were deemed to have a potential for noise producing activities and the design has been adapted to include measures to reduce the impact on local residents. The design has been adapted to reflect this feedback with an acoustic barrier created to minimise the noise at the very rear of the residents' gardens along with a Perspex screen which will also absorb an element of the noise generated by the equipment. The business would operate during the hours of 09:00-18:00h on weekdays and 10:00-16:00h on weekends and bank holidays ensuring that the operating hours are only during the day.