

Sustainability Statement

Unit 3

Furness Drive

Poulton-Le-Fylde

Lancashire

FY6 8JS

Proposal: Change of use from storage unit (B8) to hand car wash and tyre centre with valeting bay (Sui Generis).

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1.0 **Policy**

Under planning legislation, the Local Plan must promote sustainable development. This is further reflected in national planning policy as set out in the National Planning Policy Framework (NPPF). Within the context of national policy, Policy SP2 sets how the sustainable development requirement will be applied at the local level in Wyre.

Local Plan Policy

Policy SP2 (Sustainable Development) states that;

- All development should contribute positively to the overall physical, social, environmental and economic character of the area in which the development is located.
- Development proposals must not compromise the Borough's ability to improve the health and well-being of local residents.
- Development proposals must demonstrate how they respond to the challenge of climate change through appropriate design and by making best use of resources and assets, including the incorporation of water and energy efficiency measures through construction and operational phases and the reuse and recycling in construction both in the selection of materials and management of residual waste.

NPPF

Paragraph 159 of the NPPF states that 'New development should be planned for in ways that:

- b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

2.0 **General - Car wash and Valeting**

Traditional car wash methods often involve large amounts of water, chemical rich products, and large amounts of energy consumption. These aspects of car washes raise concerns about water wastage, chemical runoff, and energy inefficiency which all have an adverse effect on the natural environment. Therefore, a shift towards more sustainable car wash practises is becoming increasingly important for users and owners.

Sustainability in car wash facilities has resulted in a broad portfolio of comprehensive solutions that contribute to the environment. Water is considered a vital resource for the future and sustainability of the industry, not only from an environmental but also from an economic point of view.

The utilisation of water recycling mechanisms, biodegradable detergents, and energy-efficient machinery has significantly reduced the environmental impact of car washing.

Biodegradable detergents in particular have been a game changer for car wash owners looking to make the switch to a more sustainable car wash as not only do these cleaning products have a temporary and minimal impact on the environment, but they are also usually made from renewable raw materials.

Water Conservation Strategies

Water conservation is an essential part to making carwashes more sustainable. Best practice for commercial vehicle washing requires discharge to be directed to a foul sewer from a dedicated non-permeable area, via an interceptor or silt-trap, in accordance with a trade effluent consent. Drainage plans for the car wash have been provided. All traps, separators and interceptors should be emptied regularly by a registered waste collector.

This would be a properly regulated car wash; trade effluent permits would have been sought by the operator. There would be heavy duty drainage in place, so some kind of interceptor, silt separators, and so forth. In those contexts, the water is taken away to water treatment works, is treated, and is discharged back into the environment. This would be a really minimal impact.

Monitoring water pressure and improving it where possible is another tactic that would be employed to make sure water usage and water wastage to a minimal level. Pipes can have leaks and faults leading to slow leaks which can cause to large quantities of water wasted over time. Regular maintenance and inspection can help reduce this.

Also, the substantial reduction in water consumption. Many eco-friendly car washes employ waterless or steam cleaning techniques that use minimal water compared to traditional methods. These methods drastically cut down on water waste and minimize the risk of water pollution, these would be sourced and used for this site.

Biodegradable Chemicals and Eco-friendly Materials

The use of biodegradable cleaning agents and eco-friendly materials has emerged as a game-changer in pollution management. Eco-friendly car washes such as this one would opt for biodegradable, non-toxic, and phosphate-free cleaning agents. These products break down naturally without harming the environment, ensuring that no harmful chemicals enter the soil or water systems. Car wash suppliers are transitioning towards eco-conscious products that break down harmlessly, minimizing chemical runoff into water bodies and soil which would be used at the site. In addition to this, the adoption of eco-friendly materials in car wash components reduces the environmental impact, ensuring sustainability throughout the operational lifecycle.

Run-off and used water from car washes contain harmful chemicals as is the reason why there is a distinction between regulated and unregulated car washes. Although regulations around this topic mainly cover the drainage of water, biodegradable cleaning products can help to improve the effectiveness of the recycling process and ensure there is no environmental pollution.

Energy Efficiency

This would be a sustainable car wash that would invest in energy-efficient technologies, such as power saving equipment and LED lighting for the facilities. This significantly reduces the carbon footprint of the operations.

Dealing with Spillages

Spillages of cleaning chemicals at the site would be dealt with in the following manner;

- Produce a spillage response plan;
- Deal with all spillages immediately; follow the manufacturer's health and safety advice
- Keep suitable spill kits where cleaning chemicals are stored and used, and make sure everyone knows how to use them. Make sure kits are replenished after use
- Stop spillages from entering drains, channels, gullies, watercourses and unmade ground. Use proprietary sorbent materials, sand or drain mats
- Make sure your spillage response plan includes information about how to recover, handle and correctly dispose of all waste produced from a spillage.

3.0 Tyre Centre

In terms of the proposed tyre changing/fitting centre, as well as the commitment to recycling, the proposed tyre centre would carefully choose the brands to stock which ensure not only that the tyres are up to safety standards, but also to guarantee that they are sourced ethically and responsibly. The brands that will be sold have shown commitment to sustainability, whether this is by improving product quality to prolong the lifetime of their tyres, longstanding research and development to increase fuel efficiency, or improving their supply chain and logistics to reduce emissions in transit.

Reduced waste

Repairing damaged OTR tyres helps minimise waste by extending their lifespan. Repair allows for continued use, reducing the overall volume of tyre waste that ends up in landfills or requires disposal.

Sustainability drives both consumer choices and government policies, as evidenced by the impressive growth of the green tyre market. Those tyres, which use environmentally friendly materials and cutting-edge technologies, promise significant energy efficiency and environmental performance improvements.

This tyre centre would be investing in eco-friendly car tyres given the increasing popularity of electric vehicles. These tyres help improve vehicle performance and play a critical role in addressing the challenges of limited electric vehicle range. The continued demand for eco-friendly tyres in the OEM sector highlights the vital role these products play in shaping the future of the automotive industry.

Among the market leaders in environmentally friendly car tyres are corporations such as Michelin, Bridgestone, Continental, Goodyear Tire & Rubber Company, Pirelli & C. SpA and many others. These manufacturers continuously invest in product innovation, research and development and they would be provided at this site.

Further to the above, employees would be trained on how they can reduce the driving carbon footprint to help the environment which would also be passed on to customers, this includes;


- Properly inflated tyres can save you up to 3% on your fuel bill.
- Remove any unnecessary items or roof racks from your car before travelling to help reduce weight.
- Think ahead when driving and where possible ease off the accelerator to gently roll to a complete stop.

- Being stuck in traffic wastes fuel and unnecessarily creates CO2. Try using traffic websites and apps to help avoid traffic.
- Turn your engine off when you've stopped for a minute or longer to help save fuel.
- Speeding and unnecessary acceleration can waste fuel, money and increase your carbon footprint.
- When driving at low speeds opening the windows is more efficient but at higher speeds closing the windows and using air conditioning can save you more.

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