

Design & Access Statement

REF : Former petrol service station, Pontefract Road, Cudworth. S72 8AY

- **Introduction**

This statement is provided to accompany the planning application submitted for the change of use class to provide a drive through carwash and valet facility.

- **Amount**

The area of land is approximately 0.075 Hectare, and there is an existing building on the site with a footprint of approximately 48sq/m.

- **Location & Layout**

The site is situated along Pontefract Road, Cudworth and adjacent to the junction with Intake Lane. The site was formerly used as a petrol service station with a jet wash facility which was located to the rear of the site, and has existing entrance and exit points from its previous use.

The proposal will use the existing entrance and exit points to promote smooth traffic flow and allow vehicles to queue on site, off the road. The existing building, formerly the pay point and shop, will be used for staff use/office. A storage container will be located at the rear of the site and will be used for storage. The existing fence and barrier to the site boundary are to remain.

Landscaping

The proposal does not include any landscaping works.

- **Appearance**

The proposed change of use will mean minimal changes in appearance to the site with all changes being of a temporary nature. The proposed container is a standard 10 foot x 8 foot shipping container. Any signs or advertising will be subject to an advertisement consent application.

- **Conclusion**

The shipping container is to be acoustically insulated and will house the jet wash cleaner during operation, in order to keep the potential for noise disturbance at a minimum. The existing 2.9 metre high screening to the rear of the site will offer protection from any potential overspray from the washing onto adjacent land or properties, although due to the layout of the site and the washing location, it is not anticipated that overspray will create any nuisance. A traffic management strategy will be in operation on the site to avoid vehicles queuing off site along Pontefract Road.

The applicant has existing car wash sites which have established efficient operation and management of the site after giving consideration to the potential for disturbance, nuisance and highways concerns, and implementing appropriate measures to eliminate detrimental impact to the amenity.