

Change of Use of Forecourt and
Vehicle Storage Area to Hand Car Wash
2a Sheffield Road
Birdwell
Barnsley
S70 5UZ

Sept 2012
Ref: 12.54
Version 01

DESIGN AND ACCESS STATEMENT

1.0 Location

1.1 The site is located at the northern outskirts of Birdwell 3.4 miles to the south of Barnsley Town Centre to the western side of the A61 Sheffield Road.

1.2 A Site Location Plan is included at Appendix A.

2.0 Assessment

- 2.1 The site was formally a petrol filling station known as Birdwell Filling Station and was purchased by the current owner in 1979. Prior to this the petrol station had been decommissioned and underground fuel tanks filled with concrete.
- 2.2 The site is currently used as vehicle repair workshops, mot testing centre, vehicle storage and self drive hire.
- 2.3 The land which is the subject of the application has an area of site area is 0.1 Ha (0.29 Acres).
- 2.4 The site has frontage to Sheffield Road and two existing points of access. It is proposed that the car wash will operate a one way traffic system with a dedicated only via the existing gates to the south east and egress via the access to the north east shared with mot and servicing. The existing points of access are capable of providing adequate visibility standards for the proposed development.
- 2.5 The existing buildings on site will provide storage for car washing equipment and no additional buildings are proposed.
- 2.6 There are no significant trees within the site. The site is unlikely to be affected by protected species.

- 2.7 There is limited potential for historic and significant contamination. Car washing will take place on an existing area of concrete yard which will be drained to the existing foul drainage system via a Car Wash Silt Trap and Washdown and Silt Separator. Details of these products are referred to on drawing P1 and manufacturers literature is included at Appendix B.
- 2.8 The site is not within an area identified by the Environment Agency as being at risk of flooding. There are no water courses within or adjoining the site and the works will not result in an increased risk of flooding elsewhere. There are no implications to existing surface water drainage.

3.0 Evaluation

- 3.1 Redevelopment is unlikely to have any significant impact on the social or economic context.
- 3.2 The works are unlikely to have any significant detrimental impact of the amenity of adjacent residents. The removal of the commercial vehicle storage and hire business by a hand car wash will provide an overall improvement to the visual amenity.
- 3.3 Subject to the installation of a suitable separator as specified adequate drainage can be provided.
- 3.4 There are no issues with trees or protected species.

4.0 Design

- 4.1 Use
The use as a car wash will provide a service to local residents within the area. It is compatible with the remainder of the commercial use carried out on site.
- 4.2 Amount
The works including the whole of the site frontage amount to 0.1Ha. The area to be used exclusively by the car wash to the south east of the existing buildings is 0.062Ha.
- 4.3 Layout
A layout has been provided on Drawing No P1.
The existing south eastern access which is to be used as entrance only to the car wash allows a flexible layout within the site where up to a maximum of 11 vehicles can be accommodated. The overspill parking

shown on the layout plan will be managed by operatives and is unlikely to be in use other than at very busy times. Vehicles will be prepared and washed on the concrete yard which will drain via a separator to the existing foul drainage system. Vehicles will leave the site at the north eastern access which is shared with the vehicle workshops and which affords suitable visibility standards.

4.4 Scale

There are no proposed buildings.

4.5 Landscaping

There are a number of small trees to the site frontage which will not be affected by the works and will be retained.

4.6 Appearance

The removal of the commercial vehicles will improve the appearance of the site frontage to Sheffield Road.

5.0 Access

5.1 The existing points of access will be used as previously described.

5.2 The site will provide residents who would wish to use a hand car wash with suitable local facilities without the need to travel further afield.

5.3 Parking to the adjacent mot and vehicle workshops has been maintained. There is a reduction in the number of parking spaces allocated for commercial vehicles using the mot bays. The owners anticipate providing commercial mot facilities to only one or two vehicles per day and therefore one parking space is adequate.

5.4 The site is without significant falls and maintains access for all users.

6.0 Summary

6.1 The current owners consider that the proposals for a hand car wash are compatible with the existing use, have the opportunity to provide small scale part time employment and improve the appearance and amenity of the site.

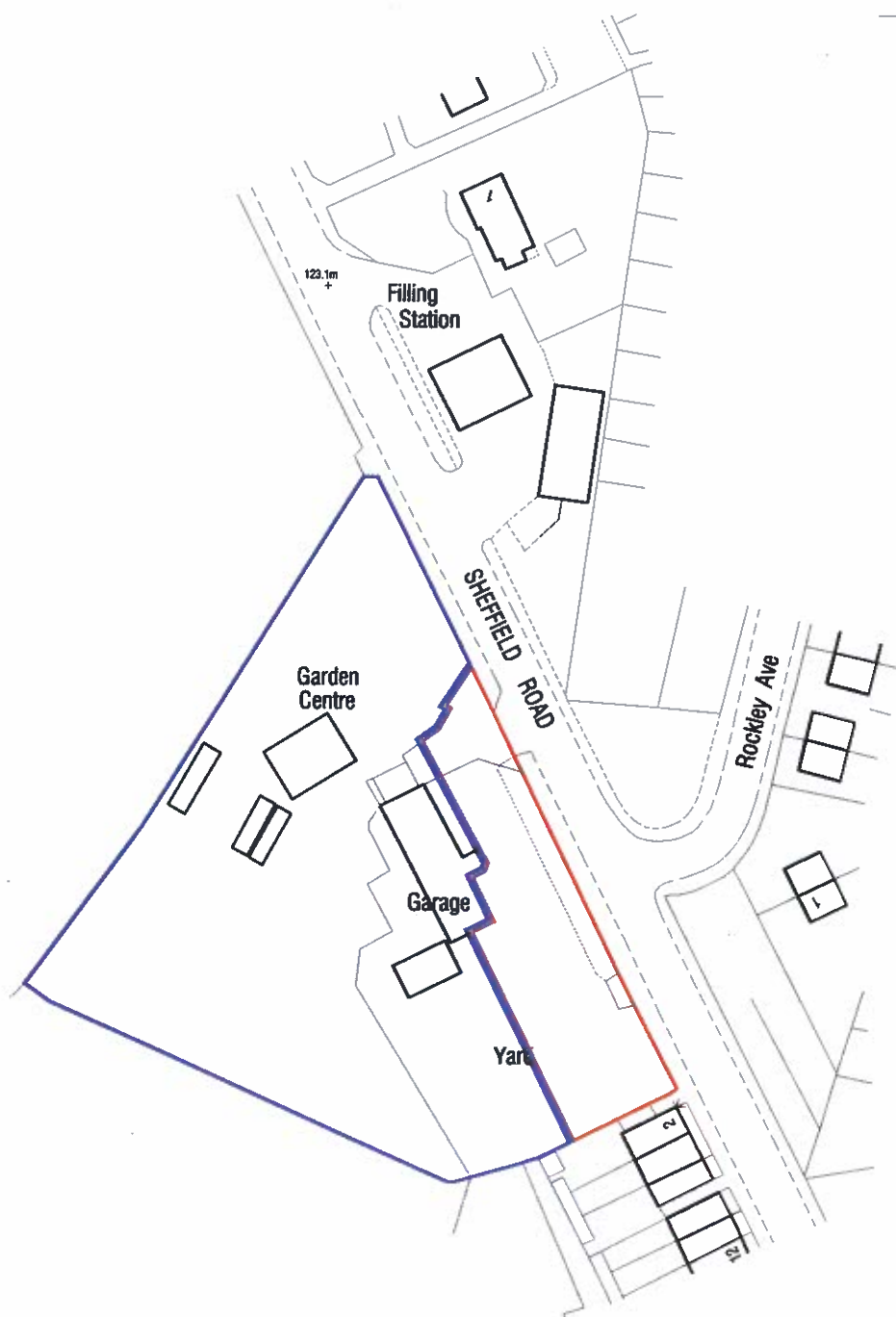
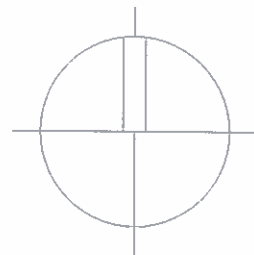


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Appendix A – Site Location Plan



North



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PROPOSED CAR WASH
2A SHEFFIELD ROAD
BIRDWELL
BARNSELY
S70 5UZ

LOCATION PLAN

Scale 1:1250

Date Sept 2012

Ref 12.54

Drwg No OS1

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Appendix B – Drainage Separator

Washdown & Silt

APPLICATION

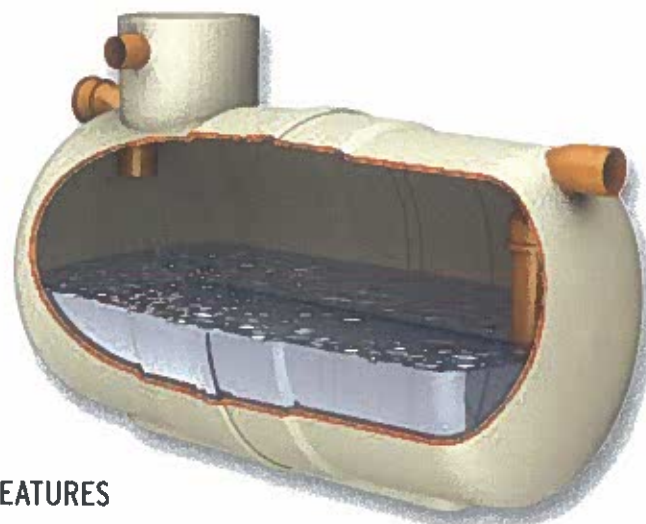
This unit can be used in areas such as car wash and other cleaning facilities that discharge directly into a foul drain, which feeds to a municipal treatment facility.

If emulsifiers are present the discharge must not be allowed to enter an NS Class I or Class II unit.

- Car wash.
- Tool hire depots.
- Truck cleansing.
- Construction compounds cleansing points.

PERFORMANCE

Such wash down facilities must not be allowed to discharge directly into surface water but must be directed to a foul connection leading to a municipal treatment works as they utilise emulsifiers, soaps and detergents, which can dissolve and disperse the oils.



FEATURES

- Light and easy to install.
- Inclusive of silt storage volume.
- Fitted inlet/outlet connectors.
- Vent points within necks.
- Extension access shafts for deep inverts.
- Maintenance from ground level.

SIZES AND SPECIFICATIONS

REF.	TOTAL CAPACITY (litres)	MAX. REC. SILT	MAX. FLOW RATE (l/s)	LENGTH (mm)	DIAMETER (mm)	ACCESS SHAFT DIA. (mm)	BASE TO INLET INVERT (mm)	BASE TO OUTLET INVERT (mm)	STANDARD FALL ACROSS UNIT (mm)	MIN. INLET INVERT (mm)	STANDARD PIPEWORK DIA. (mm)	APPROX EMPTY (kg)
WI/010	1000	500	3	1123	1225	460	1150	1100	50	500	160	60
WI/020	2000	1000	5	2074	1225	460	1150	1100	50	500	160	120
WI/030	3000	1500	8	2952	1225	460	1150	1100	50	500	160	150
WI/040	4000	2000	11	3898	1225	460	1150	1100	50	500	160	180
WI/060	6000	3000	16	4530	1440	600	1360	1310	50	500	160	320
WI/080	8000	4000	22	3200	2020	600	2005	1955	50	500	160	585
WI/100	10000	5000	27	3915	2020	600	2005	1955	50	500	160	680
WI/120	12000	6000	33	4640	2020	600	2005	1955	50	500	160	770
WI/150	15000	7500	41	5435	2075	600	1940	1890	50	500	160	965
WI/190	19000	9500	52	6865	2075	600	1940	1890	50	500	160	1200

Car Wash Silt Trap

APPLICATION

Car Wash silt trap is designed for use before a separator in car wash applications to ensure effective silt removal.

FEATURES

- FACTA Class B covers.
- Light and easy to install.
- Maintenance from ground level.

