Star Garage Car Wash
Pontefract Road
Cudworth

Management Plan



Prepared by Mason Corp Properties

MASON CORP
PROPERTIES

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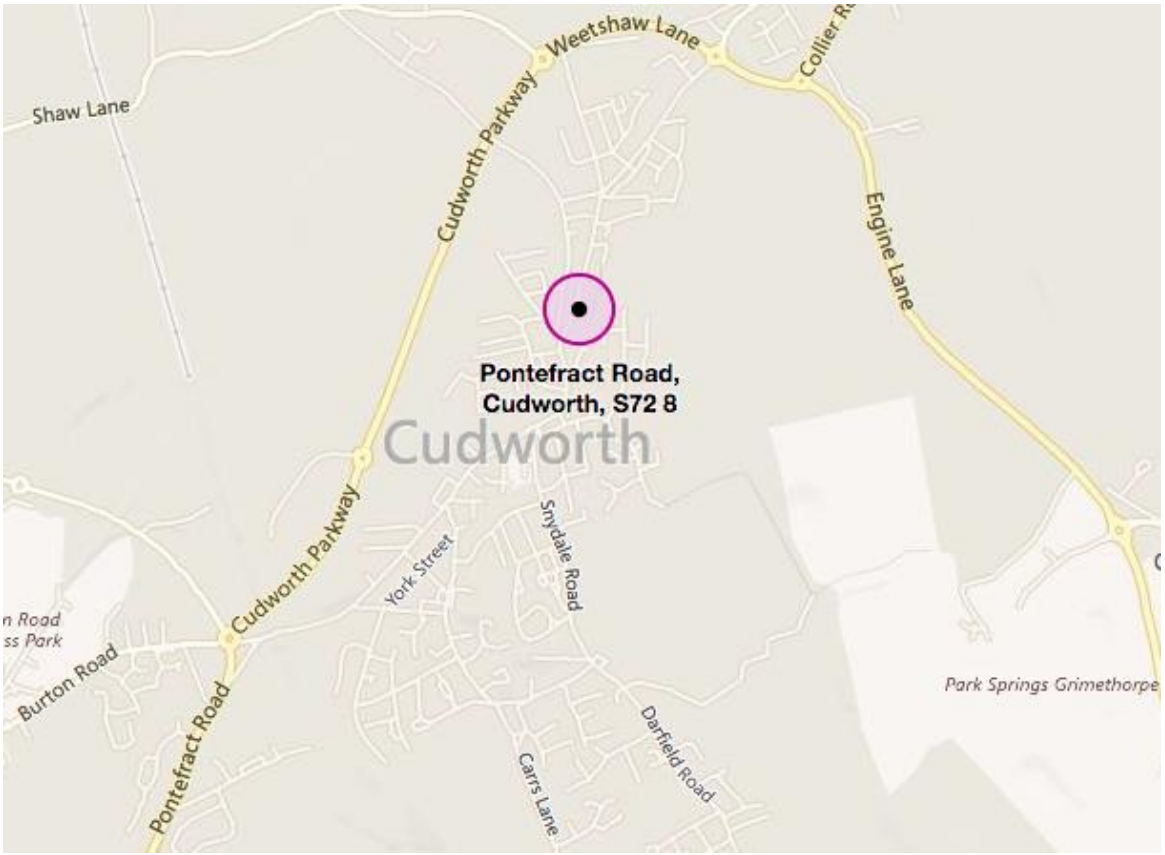
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This Management Plan will be included in the Lease of any operator of the site. The site is permitted under planning application no. 2016/0322 of Barnsley Metropolitan Borough Council. Operations not in accordance with this plan will result in breach of the Lease.

1. Introduction

The overall aim of this document is to set out how the Car Wash site is to be operated in line with best practice of similar Car Washes in the UK. The aim is to allow a profitable business to operate which makes use of the site and avoids it falling into disrepair and a focus for unsociable behaviour, whilst at the same time serving the local community and working in harmony with neighbouring occupiers and properties.

2. Location



Cudworth is an urban village approximately 3.5 miles (5.6 km) north-east of Barnsley in South Yorkshire, England.

3. The Site

The Car Wash is located in Pontefract Road which is the town's main thoroughfare. The property lies on the east side of the road in a mainly residential area. The site is a former petrol filling station that has been converted to a Car Wash as the only viable alternative use. The site extends to about 0.08 Ha (0.2 acres) and is mostly concrete-surfaced, with cleaning bays and a kiosk.

4. Site Operations and rules of use

The site will operate as per the rules enclosed in appendix C. These rules will form part of the Lease of the site and so any operations not in accordance with these will result in breach of the Lease.

5. Monitoring and Review

Site visits by the Landlord will ensure compliance with the rules laid out in appendix C. Any breach of these rules will result in forfeiture of the lease.

The Council is also encouraged to visit site and report back to the Landlord any issues.

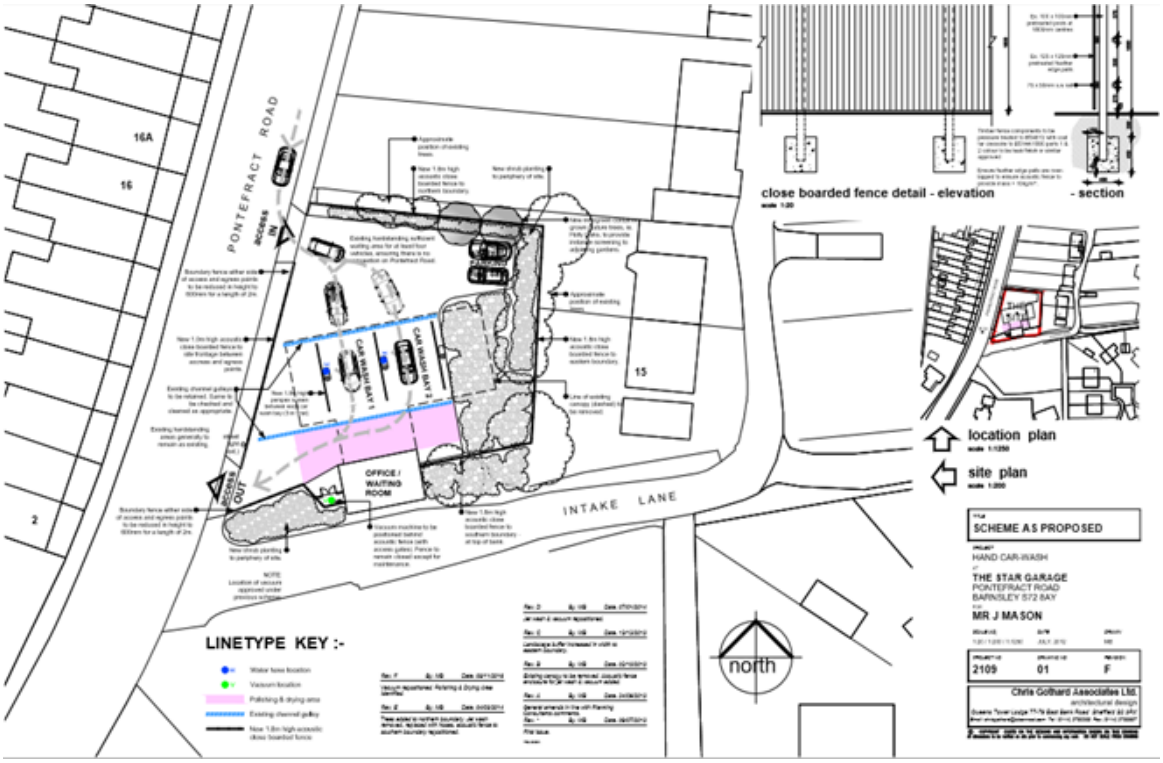
The rules, as laid out in appendix C, will be open to yearly review, in conjunction with the Council.

6. Compliance

This Management Plan will be included in the Lease of any operator of the site. Operations not in accordance with this plan will result in breach of the Lease and subsequent forfeiture.

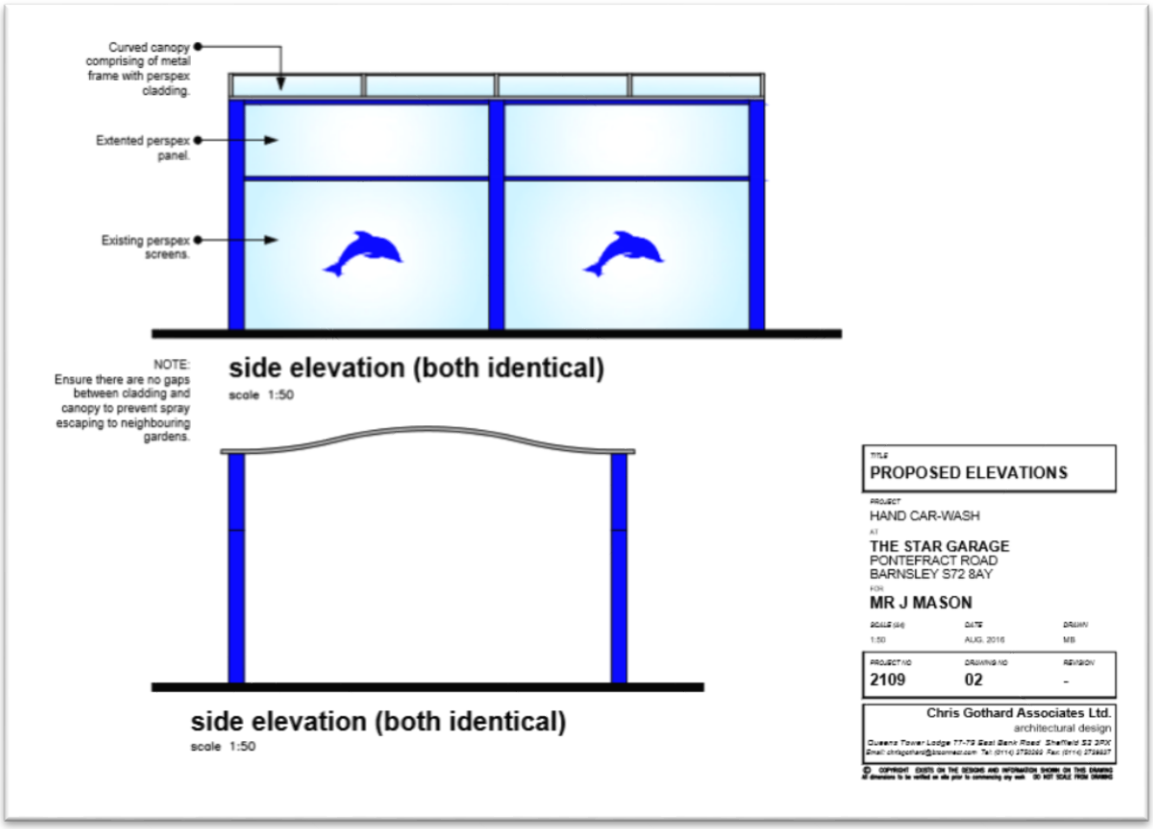
APPENDIX A

Site Layout – Plan 2109-D2



APPENDIX B

Canopy Layout – Plan 2109-2



Appendix C

1. The operating hours of the car wash will be 9am to 6pm, Monday to Friday and 10am to 5pm on Saturday, Sunday and Bank Holidays..

2. The electric supply to the car wash operating equipment is governed by a timing mechanism. As a result the equipment will not work outside of the trading hours (subject to a short leeway for cars being cleaned at the close of business).

3. The layout of the site must accord at all times with drawing ref: 2109-01 F and Canopy drawing ref. 2109-02.

4. Bollards have been placed on the site to demarcate the cleaning and holding areas for vehicles and under the terms of the lease of the site, these cannot be moved.

5. There are two cleaning bays which can each accommodate 1 car each. Once cleaned the cars move forward to be dried and polished when required in the area in front of the cleaning bays. The site can accommodate 3 queuing cars on site waiting to be cleaned. Two cars can be washed within the bays at any one time, and a further two cars can be polished and dried in the area in front of the cleaning bays. This means that there will only likely be 7 cars on site at any one time. The layout has been designed to ensure the most efficient method of cleaning the cars, ensuring that noise sensitive activities only occur within the bays and that noise neutral activities (polishing etc) occur outside the bays, allowing cars to be cleaned on site in a timely manner.

6. In the event that the car wash facility is full and those awaiting washing are already on site, customers awaiting for the service must park safely and legally and wait for a space in the car wash.

7. Customers must enter and exit the car wash in accordance with directional signage and staff are required to direct customers to the correct entry and exits as necessary.

8. All vehicles must be parked within the agreed permitted bays before any car washing and no washing can take place outside of the permitted covered bays, as shown in drawing ref. 2109-02. In addition, all vehicles must remain within the permitted bays when being cleaned by the vacuum cleaners.

9. All noise neutral car washing works including waxing, polishing, wheel cleaning etc of vehicles must take place on the site of the car wash in the area to the front of the bays. No car washing works can take place off-site.

10. On completion of car washing works, all cars should exit the site in a safe manner.