

Replacement of Existing Jet Washes, Erection of Canopy

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Design and Access Statement

S U M M I T
T o w n P l a n n i n g

1. Introduction

- 1.1 Following comments from the Planning Officer, a Design and Access Statement has been written to accompany the planning application for the renewal of the jet wash area, removal of the existing at Bridge End Garage, Egremont (planning ref 4/22/2064/0F1).

2. The Site

- 2.1 The site is the existing Bridge End Garage in the settlement of Egremont. Access is gained from Vale View and the garage sites in an existing commercial area:



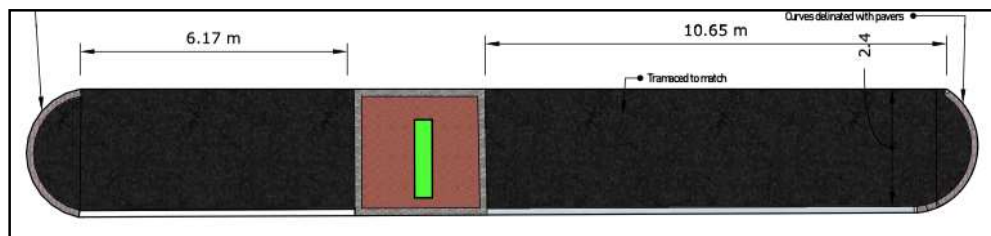
- 2.2 There are dwelling houses on the opposing side of the road. These are approximately 65m to the east and are separated from the jet washed by the garage to the road frontage.
- 2.3 The site comprises of a forecourt, shop and the pressure washing facilities which are to be renewed.

3. The Proposal

- 3.1 The forecourt has a raised planter feature to the frontage which is in need to removal due to the failure of the walls as can be seen in the below photograph:



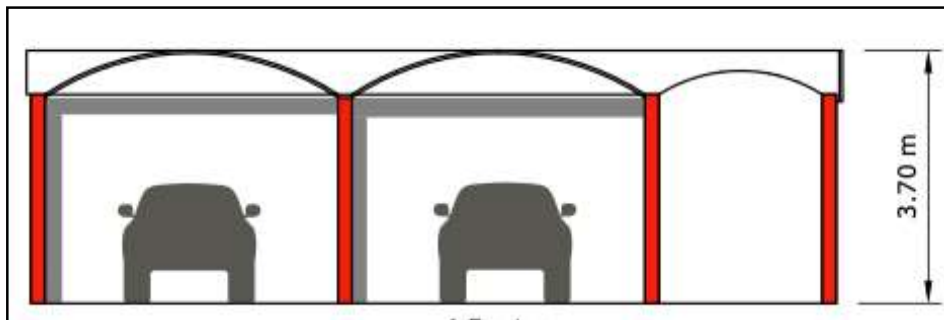
- 3.2 This feature is proposed for removal. The signage will be retained in its current position and an Armco barrier will be erected to ensure separation from the adjacent footpath:



- 3.3 The existing jet wash units are to be replaced with new units. The new units are integral with a canopy which is a significant improvement on the current units which are completely open, with a dividing screen only:



- 3.4 The canopy will serve to lower noise exacting from the jet washes. The current units have been in place for over 10 years with no complaints, a roller washer sits closer to the residential units opposite. There is no reason to consider that the replacement of the units and the installation of the canopy would cause any demonstrable harm.



- 3.5 The drainage for the site will be unaffected. The site currently benefits from the provision of interceptors within the drainage system. An interceptor is a drainage element which is installed within the system to collect and hold any contaminants and stop them entering the main drainage system. This is a standard design for such works. As there are no new jet washes being introduced and the area for the jet wash remains the same, there is no need for a new drainage solution to that already existing. All permits (as required) are in place and unaffected by the works.
- 3.6 The proposed works will required minimal intervention in the ground and as such it is not considered that there will be any impacts in relation to contamination.

4. Access

- 4.1 There are no alterations proposed to the access arrangements for the current garage facility, nor to the jet wash area.

5. Conclusions

- 5.1 The development will upgrade the site and see investment into the existing garage facilities.
- 5.2 The design of the canopies for the replacement jet washes are considered to be appropriate in their context and compliant with planning policy. The infrastructure for the jet washes is all unaffected and will remain in place.
- 5.3 The removal of the current raised planter area which is in need of significant works and its replacement with a hardstanding area and Armco barrier to provide a clear delineation between the adjacent footpath and the forecourt area will improve the overall aesthetic of the garage.
- 5.4 We consider that the development would not cause any demonstrable harm to the environment, community or any other public interest. The proposal is considered to be fully in accordance with the policies of the Copeland Local Plan.