

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	MP	26/06/19
Planning Development Manager authorisation:	AN	4/7/19
Admin checks / despatch completed	SB	04/07/19.

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Application: 19/00645/FUL **Town / Parish:** Clacton Non Parished

Applicant: Mr A Zholi

Address: 44 - 46 Carnarvon Road Clacton On Sea Essex

Development: Proposed change of use of garage and tyre centre into car wash facility.

1. Town / Parish Council

Clacton – Non Parished.

2. Consultation Responses

Environment Agency

Thank you for your consultation received on 09 May 2019. We have inspected the application, as submitted, and we suggest that the condition detailed below is appended to any grant of permission, without this condition we would object to the application.

Water Quality

Effluent discharged from any premises carrying on a trade or industry and effluent generated by a commercial enterprise where the effluent is different to that which would arise from domestic activities in a normal home is described as trade effluent.

There is very little information provided within the application about the drainage arrangements or design of the car wash. However, in a response from the operator to a consultee comment dated 16 May 2019, the operator advises that all vehicle washing will be conducted inside the building, and all effluent will be collected and recycled and re-used for further car washing.

Condition

The development hereby permitted shall not be commenced until such time as a suitable Drainage Plan has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that no vehicle wash waters are allowed to drain to the surface water sewers. We trust you find this advice useful.

ECC Highways Dept

From a highway and transportation perspective the impact of the proposal is acceptable to Highway Authority subject to the following mitigation and conditions:

1. Prior to occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

Reason: To provide adequate inter-visibility between the users of the access and pedestrians in the adjoining public highway in the interest of highway safety in accordance with policy DM1.

2. Prior to occupation of the development the areas within the site identified for the purpose of loading/unloading/reception and storage of materials and manoeuvring shall be provided clear of the highway and retained thereafter for that sole purpose.

Reason: To ensure that appropriate loading / unloading facilities are available in the interest of highway safety in accordance with policy DM1.

3. There shall be no discharge of surface water onto the Highway.

Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety to ensure accordance with policy DM1

4. Prior to occupation of the development the access arrangements to the car wash and directional flow of vehicles, to be approved and agreed in writing by the Local Planning Authority based on the submitted Car Wash Plan and maintained free from obstruction within the site at all times for that sole purpose.

Reason: To ensure that vehicles can enter and leave the highway in a forward gear and prevent queuing on the highway in the interest of highway safety in accordance with policy DM1.

The above conditions are to ensure that the proposal conforms to the relevant policies contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Informative 1: As per the submitted Drainage Plan arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway in accordance with the site interceptor plan submitted on 13 June to the Planning Authority.

Informative 2: All work within or affecting the highway is to be laid out and constructed by prior arrangement with and to the requirements and specifications of the Highway Authority; all details shall be agreed before the commencement of works.

The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org or by post to:

SMO1 - Essex Highways
Colchester Highways Depot,
653 The Crescent,
Colchester