

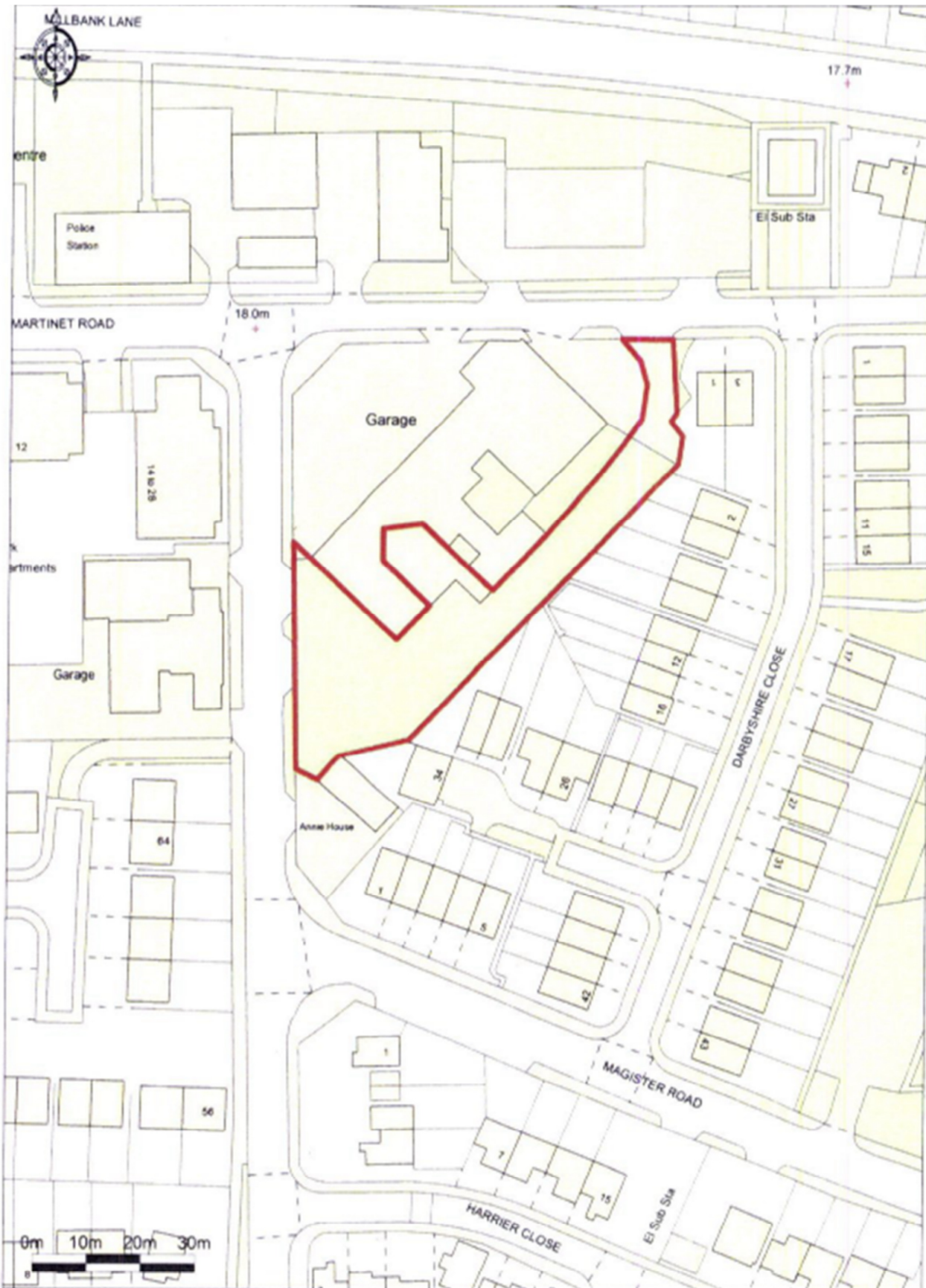
**Appendices 13/2834/COU**

**Retrospective application for change of use to hand car wash (sui generis)**

**Unit C, Appleyard Buildings, Master Road, Thornaby, TS17 0BE**

1. Location plan (SBC0001A)
2. 'Existing' site plan (SBC0005)
3. Proposed site plan (SBBC0003C) detailing siting of 2m high screen fence
4. Spray/screen barrier details (Ref 13/157)
5. Site photos

1. Location plan



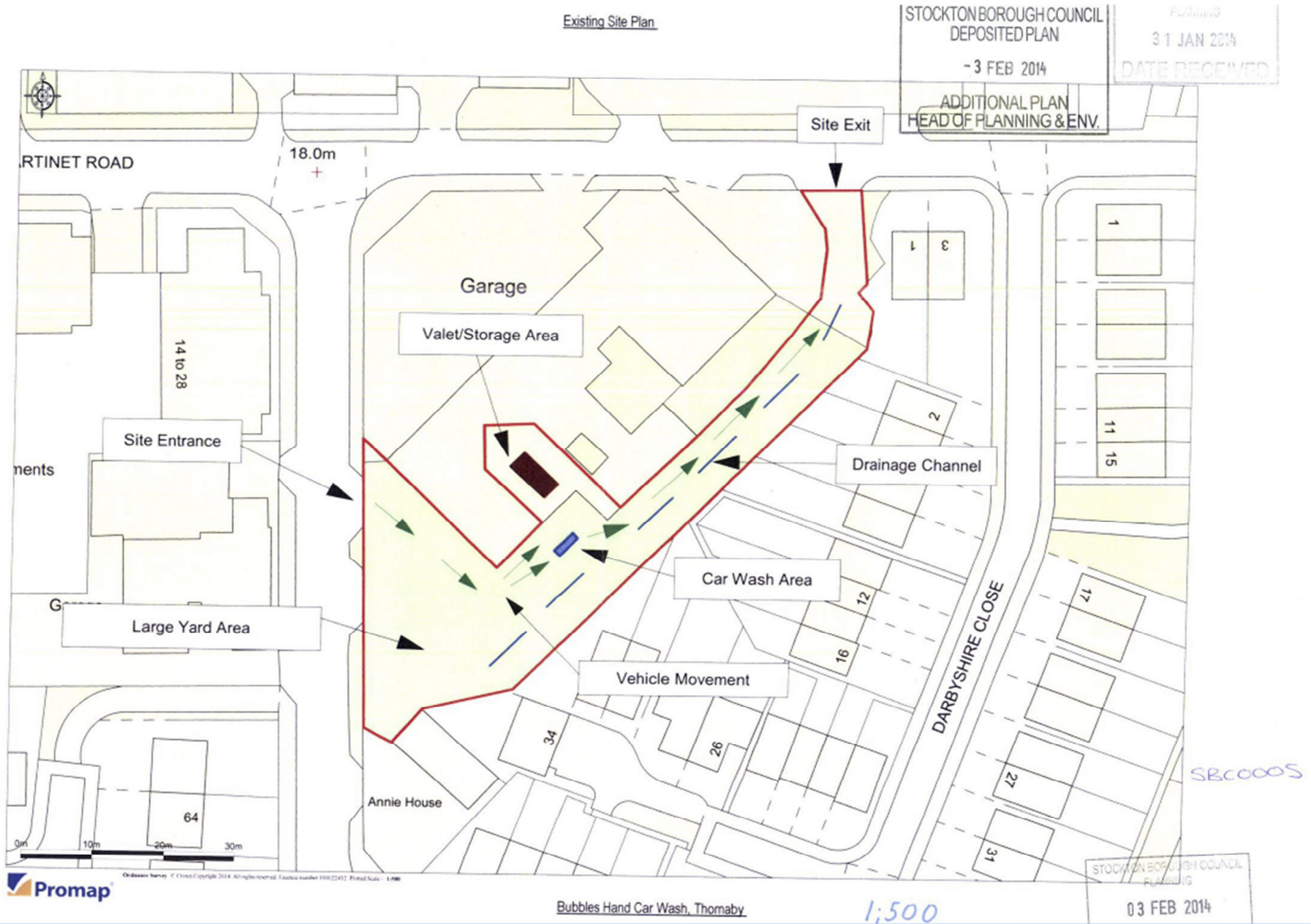
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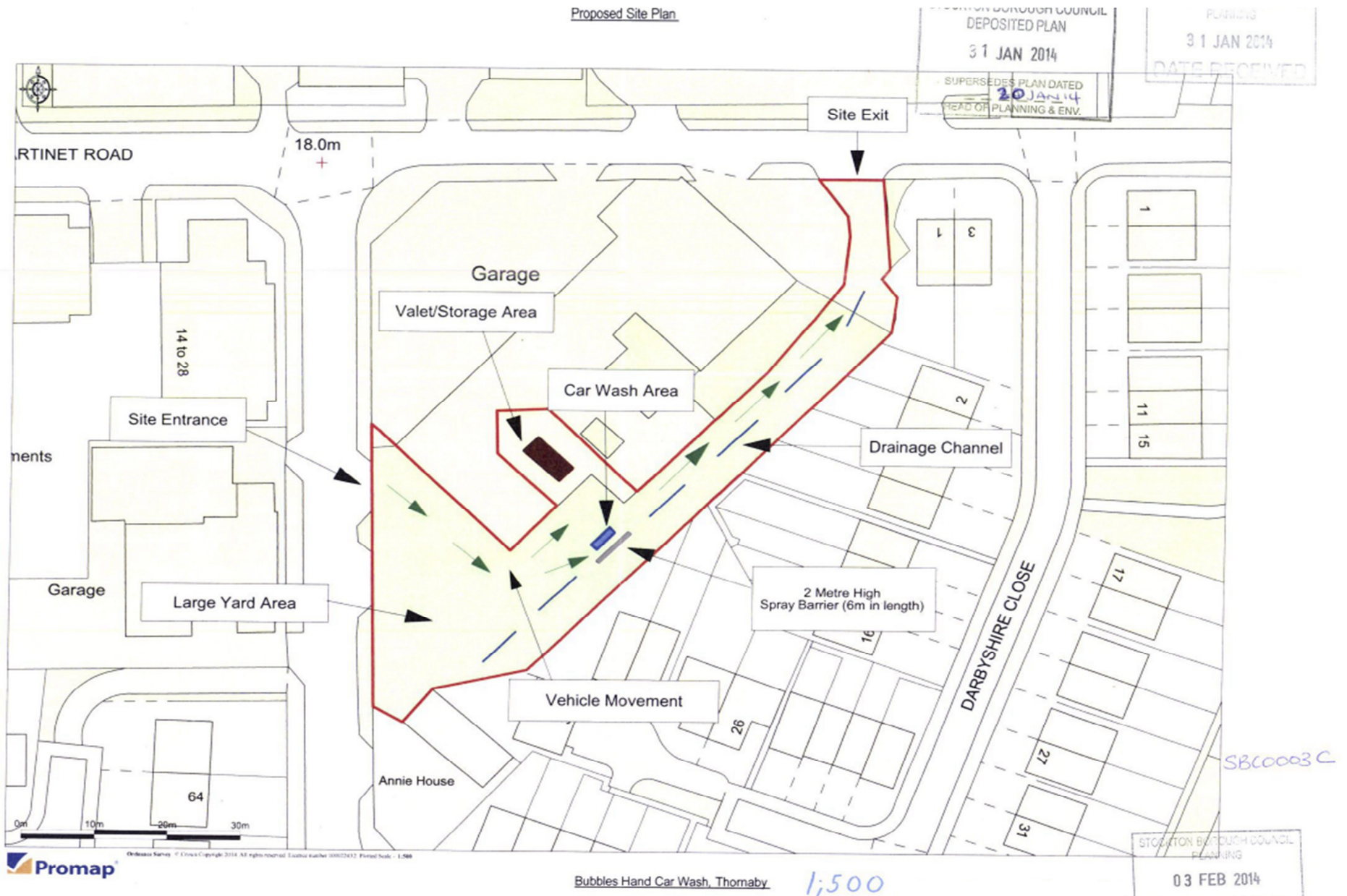
BUBBLES HAND CAR WASH, MAGISTER ROAD, THORNABY

SBC0001A

2. 'Existing' site plan (SBC0005)



3. Proposed site plan (SBBC0003C) detailing siting of 2m high screen fence



4. Spray/screen barrier details (extract from letter Ref 13/157)

# England & Lyle

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Stockton-on-Tees Borough Council,  
Planning Services,  
Municipal Buildings,  
Church Road,  
Stockton-on-Tees,  
TS18 1LD

Our Ref: 13/157  
20<sup>th</sup> January 2014

Dear Sir/Madam,

**RE: PROPOSED CHANGE OF USE TO HAND CAR WASH (SUI GENERIS)  
AT MAGISTER ROAD, THORNABY, STOCKTON-ON-TEES**

I write in response to the Council's recent request for the following additional information to accompany the aforementioned planning application:

- Details of the spray/acoustic barrier

**Details of the spray/acoustic barrier**

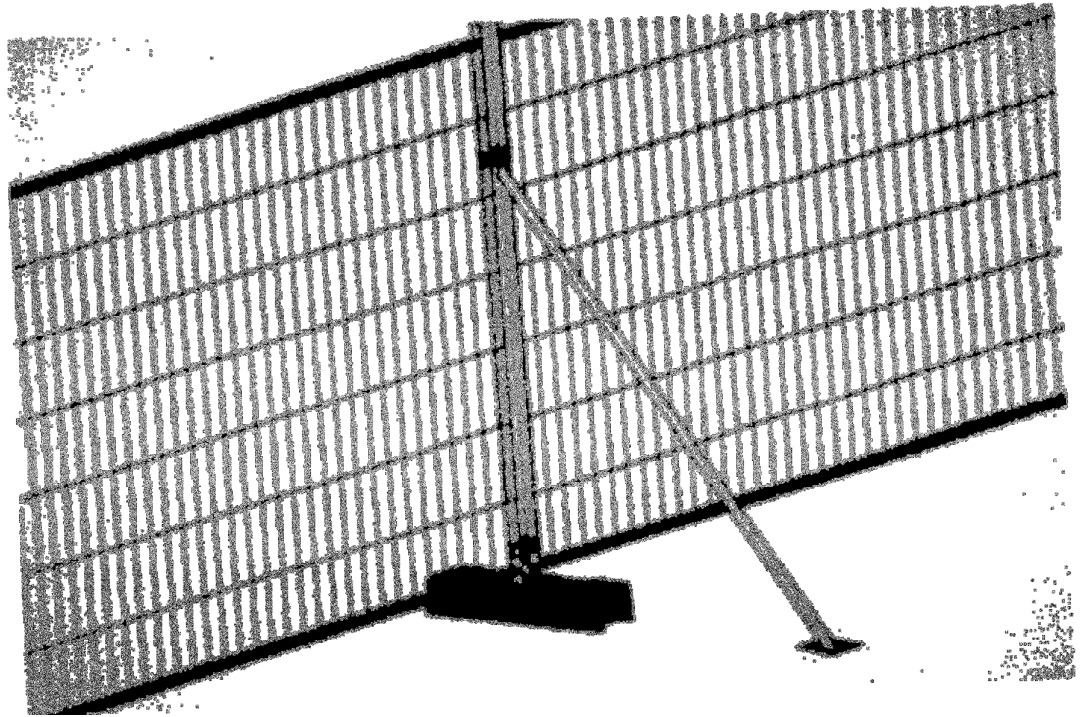
A 2 metre high mesh style fence will be provided and will be located 1 metre away from the car wash use, which will allow movement around the car but will also protect the residential properties to the south of the site from spray nuisance.

The mesh style fencing will sit in concrete/plastic footings and will have a steel structure fixed to the ground making the barrier secure. The fencing will extend 6 metres in length and will be 2 metres in height as requested in your email dated the 7<sup>th</sup> January. Transparent perspex sheets will be fixed to the fencing to prevent any spray nuisance.

The tenants of the car wash currently have a rolling break clause and, as such, our client understandably wants to avoid the significant costs associated with providing a permanent structure. Although the fencing is free standing, its footings make it secure enough to withhold high winds and the steel support structures give the fence balance to prevent it from falling over. Notwithstanding this, the fencing can easily and quickly be dismantled in extreme weather conditions although instances where the fencing needs to be dismantled are likely to be extremely infrequent.

The below image illustrates our intentions in terms of the fencing that will be provided, although please note that it does not show the Perspex sheets that will be affixed.

Illustration of proposed fencing



## 5. Site photos



1) above; view from south to north across site with 32 Darbyshire Close on right hand side.

2) below; view to entrance from Master Road. Note, some of the standing water in photos is result of rainfall





3i) above; view to drainage channels with unit entrance on left  
4) below; entrance to valet/storage area where generator is sited







5) above; view to erected 2.6m high panels attached to fence adjacent to 32 Darbyshire Close

6) below; view from vehicular exit onto Martinet Road (north)

