

# Environmental Report

## Retrospective Change of Use of Existing Parking Area to Hand Car wash (Sui Generis)

392 Sipson Road, West Drayton, UB7 0HT



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## 1.0 Purpose of Report

1.1 This Environmental Report accompanies a retrospective planning application for the retention of a hand car wash at 392 Sipson Road. It confirms the controls and mitigation measures to ensure the use does not cause unacceptable impacts in respect of:

- **Noise and residential amenity** (with particular focus on vacuum use);
- **Drainage, pollution prevention and trade effluent** (wash water to sewer); and
- **Lighting** (noting no floodlighting is proposed).

1.2 This is a proportionate report intended to support planning decision-making and to identify suitable conditions where required.

## 2.0 Site and Environmental Context

2.1 The Site comprises an area of hardstanding used for vehicle parking/manoeuvring accessed from Sipson Road. The car wash activity is contained within the site.

2.2 Sensitive receptors include nearby residential properties and any other noise-sensitive uses in the vicinity. The operation is managed to ensure activity and any short waiting/queuing remains within the site.

## 3.0 Description of Operation (Environmental Controls)

3.1 The car wash operates as a controlled **hand car wash / valet**, typically following:

- **Hand wash** using buckets/basins, water and detergent with sponge/cloth;
- **Low-pressure rinse**;
- **Hand dry/polish**.

3.2 The site uses two (2) portable vacuum **cleaners** for internal cleaning/valeting. Portable vacuums are used under staff supervision and can be positioned and managed to minimise disturbance.

3.3 No floodlighting is proposed/installed as part of this operation. Any existing incidental lighting (if any) will be managed to prevent nuisance.

3.4 Wash water drains to the sewer (subject to appropriate permissions/consents as set out in Section 5).

## 4.0 Noise and Amenity (including portable vacuum use)

### 4.1 Main noise sources

The primary noise sources associated with the use are:

- portable vacuum cleaners (2 units);



- vehicle movements at low speed within the site;
- door closing and general site activity;
- staff voices.

## 4.2 Management controls (to protect amenity)

The following measures are implemented and can be secured by condition/management plan:

- **No amplified music** on site;
- **No prolonged engine revving or unnecessary idling**; engines to be switched off during washing where practicable;
- **Portable vacuums** to be used under staff supervision and for limited durations;
- **Vacuum use to be positioned away from sensitive boundaries** where practicable (and not directly adjacent to residential boundaries);
- **Good housekeeping** to avoid early morning set-up noise.

## 4.3 Hours of operation (amenity control)

To safeguard amenity, the operator is content to accept controlled hours of operation (as may be conditioned by the Council), for example:

- **Monday–Saturday: 08:00–18:00**
- **Sundays/Public/Bank Holidays: 10:00–17:00**

## 4.4 Noise mitigation (if requested by the Council)

If requested, additional mitigation can be implemented such as:

- restricting vacuum use to defined areas within the site;
- limiting vacuum use to one unit at a time during sensitive periods; and/or
- installing a modest acoustic screen/barrier in the direction of the nearest sensitive receptor (if justified).

## 4.5 Conclusion on noise

With the above management measures (and controlled hours), the use is not expected to result in unacceptable harm to residential amenity.

# 5.0 Drainage, Pollution Prevention and Trade Effluent

## 5.1 Wash water containment

All washing activity is managed so that wash water is:

- **contained within the Site, and**
- **not discharged onto the public highway.**

Surface gradients/drainage points ensure water is directed to the internal drainage system.



## 5.2 Sewer discharge and trade effluent

Wash water discharges to the public sewer. Where required, the operator will obtain and comply with any relevant trade effluent consent/permissions from the statutory undertaker and comply with any discharge limitations/requirements.

## 5.3 Pollution prevention measures (to protect the sewer and environment)

The following measures are implemented/committed to:

- **Silt control:** gully baskets/silt traps to capture solids;
- **Oil interception:** provision/retention of an oil interceptor (or equivalent) where required/appropriate for the drainage arrangement;
- **Chemical control:** cleaning products stored securely; COSHH sheets available;
- **Spill response:** spill kit available; staff briefed on spill response;
- **Waste/sludge:** any collected silt/sludge disposed of via an appropriate contractor as required; records retained.

## 5.4 Maintenance and record keeping

A simple maintenance regime will be followed, including:

- routine inspection of drainage points;
- scheduled emptying/servicing of interceptors and traps (as required); and
- retention of service records/waste transfer notes.

## 5.5 Conclusion on drainage/pollution

Subject to the above measures and obtaining any required trade effluent consent, the operation can discharge to sewer responsibly without unacceptable pollution risk.

## 6.0 Lighting

6.1 No floodlights are proposed/installed as part of this use. If any external lighting is required in future, it will be designed to avoid glare/light spill and controlled (including switching off outside operating hours) to protect amenity.

## 7.0 Environmental Commitments / Conditions

To assist the Council in controlling the retrospective use, the operator is content for conditions/commitments to include:

1. **Controlled hours of operation** (as agreed/conditioned);
2. **Operational controls:** no amplified music; no prolonged engine revving/idling; engines off during washing where practicable;
3. **Vacuum management:** use of two portable vacuums under staff supervision and positioned away from sensitive boundaries: “no vacuum use before 08:00”);



4. **Drainage / pollution prevention scheme** (if required): confirmation of drainage route, containment, silt/oil interception
5. **Trade effluent**: obtain and comply with any required trade effluent consent for sewer discharge;
6. **No floodlighting** (or lighting controlled if introduced later).

## 8.0 Conclusion

This Environmental Report confirms that the retained hand car wash use at 392 Sipson Road can operate in an environmentally responsible manner. With the stated controls—particularly around **portable vacuum use, sewer discharge/trade effluent compliance, and pollution prevention/maintenance**—the use is capable of operating without unacceptable impacts on amenity or the environment.