



MANAGEMENT PLAN

Overspray Mitigation Measures

Application Ref:	6928/APP/2026/576
Site:	390 Sipson Road, West Drayton, UB7 0HT
Proposal:	Retrospective retention of hand car wash use
Local Planning Authority:	London Borough of Hillingdon
Date:	26 June 2026

1.0 Introduction

This report has been prepared in response to the Council's request for further details regarding mitigation measures to prevent water overspray from the car wash operation entering neighbouring gardens, particularly in relation to Nos. 1 and 3 Harmondsworth lane.

The measures below are intended to ensure that the existing car wash arrangement can continue to operate without adversely affecting neighbouring amenity, while also avoiding the need to relocate the washing facilities further into the car park, which could impact existing parking provision associated with the public house.

2.0 Waterproof Screening Adjacent to Nos. 1 and 3 Harmondsworth lane.

Waterproof screening will be installed to the relevant section of boundary wall adjacent to Nos. 1 and 3 Harmondsworth Lane.

The screening will be fixed in front of the existing wall/boundary treatment and will not increase the existing boundary height. Its purpose will be to provide a waterproof barrier to prevent spray or mist from passing through or over vulnerable sections of the boundary during washing/rinsing activity.

No increase in boundary height is proposed.

3.0 Proposed Waterproof Jet Wash Screen System

To provide a robust and purpose-designed form of mitigation, the applicant proposes to use a waterproof jet wash screen system to the affected section of boundary. The system will be similar in appearance and function to commercial jet wash screens used in vehicle wash/valeting environments.

The proposed screen will generally comprise a metal frame with waterproof solid or translucent panel infill, designed to contain spray and mist generated during vehicle washing. The final specification can be agreed with the Local Planning Authority by condition prior to installation.

3.1 Indicative Product Type

The proposed approach is based on proprietary jet wash screening such as the Morclean Jet Wash Screens system, which is described as being designed for vehicle wash/valeting environments and for effective containment of overspray. The product information refers to modular or bespoke galvanized steel frames with PVC or profiled plastisol cladding, with layouts such as single, linear or U-shaped screens.



Product reference: <https://www.morclean.com/products/jet-wash-screens/>

3.2 Screening Requirements for this Site

The screen to be installed at this site will be subject to the following requirements:

- located only along the relevant affected boundary section adjacent to Nos. 1 and 3;
- not to exceed the height of the existing boundary wall and not to increase the boundary height;
- formed from waterproof solid or translucent panel material suitable for vehicle wash environments;
- fixed securely within the site boundary;
- maintained in good condition for the duration of the car wash use;
- repaired or replaced promptly if damaged; and
- designed to prevent spray/mist passing beyond the site boundary.

3.3 Indicative Images

The following images are indicative examples of a proprietary waterproof jet wash screen. They are included to show the type of robust screening proposed. The exact system, dimensions and fixing details can be agreed with the Council by condition.



Fig. 1: Indicative example of waterproof jet wash screen (Image source/example product: Morclean Jet Wash Screens. Images/specifications are indicative only and the final screen specification can be agreed with the Local Planning Authority.)

4.0 Restriction on Vehicle Size

The car wash operation will be limited to standard domestic vehicles and small vans only.

Larger vehicles will not be washed on site. This includes, but is not limited to:

- lorries;
- HGVs;
- large commercial vehicles;
- coaches;
- buses;
- high-sided vans where washing would require spraying above the permitted height.

This restriction will reduce the risk of overspray by ensuring that washing activity remains at a low level and within the controlled wash area.



5.0 Restriction on Jet Washing Height

Jet washing/rinsing will be restricted to a maximum height of 2 metres above ground level.

Staff will not spray above this height. This restriction will ensure that water is directed at the lower parts of vehicles and will reduce the potential for spray to travel over or beyond the boundary.

Spraying will also be directed downwards and inwards towards the wash area wherever practicable.

6.0 Low-Pressure and Directional Spray Control

The car wash will continue to operate as a hand wash / low-pressure rinse / hand dry process.

The following spray controls will be applied:

- no high-pressure spraying towards neighbouring boundaries;
- spray/rinse activity to be directed downwards and inwards;
- trigger-controlled equipment to avoid continuous unnecessary spraying;
- staff to avoid spraying during strong wind conditions where there is a risk of spray drift;
- no spraying directly at or above boundary treatments.

7.0 Staff Supervision and Operational Management

Staff will be instructed on the overspray mitigation measures and will be required to follow the controls set out in this Addendum.

The site operator will ensure:

- staff are aware of the 2 metre spray height restriction;
- larger vehicles are refused where they cannot be washed within the permitted controls;
- waterproof screening is maintained in good condition;
- any damaged screening is repaired or replaced promptly;
- washing activity is monitored to ensure spray remains contained within the site.

8.0 Ongoing Compliance

The applicant is content for the above measures to be secured by planning condition.

The management controls will remain in place for the duration of the car wash use, and the operator will ensure ongoing compliance with the approved Management Plan.

9.0 Summary of Mitigation Measures

Concern	Mitigation / Control
Overspray to Nos. 1 and 3	Waterproof jet wash screen to affected boundary section; no increase in wall height.
Spray travelling above boundary	Jet washing/rinsing restricted to maximum 2 metres above ground level.
Vehicle height/intensity	Standard domestic vehicles and small vans only; no lorries, HGVs, coaches, buses or high-sided vehicles requiring spraying above 2 metres.
Operational drift	Low-pressure rinse, downward/inward spraying, trigger-controlled use and avoidance of spraying during strong wind conditions.
Long-term management	Staff supervision, maintenance of screen, repair/replacement if damaged and ongoing compliance through planning condition.