
From: Ritesh Parekh <riteshparekh@hotmail.co.uk>
Sent: 21 July 2025 12:08
To: Ashleigh Gade
Subject: Re: 25/00227/FUL - Unit 1 Automatic Engineers Burbage Road Burbage - Request for Information
Attachments: 5107-200Rev B Planning Drawing_Planning.pdf
Importance: High

Hi Ashleigh,
Good morning.

Thanks for your assessment and queries.
Please see the following key points in same order as your email below:

- 1.a) The Car Wash will be a hand car wash operated by employees.
b) the vacuum machines will be operated by employees.
c) We will not have a drying machine as this will be done by hand.
d) Please refer to the attached updated drawing for more information.
e) We expect to have 4 employees on site per day.
f) NA
2. The host building is used for storage purposes with two operatives on site and it has ample parking. It's is currently only uses 1 or 2 spaces daily for a limited time during the day.
3. The car wash has space for a two way system
4. This car wash is not complete and not in use and put on hold until we get planning permission so there is no noise to assess.
5. We are proposing to have down lighters LED as will spread less light pollution.
6. We have a trade affluent licence. We can create barriers on wash canopy to ensure any overspray does not leave the canopy area.
7. a) The canopies will have roof and won't be enclosed, updated Planning Drawing 5107-200Rev B attached for more information.
b)

Should you have any further queries or require anything further, please contact me.

Thanks & regards,

Ritesh Parekh
DesignFormula Studio Ltd.
07814262723

On 14 Jul 2025, at 12:24, Ashleigh Gade <Ashleigh.Gade@hinckley-bosworth.gov.uk> wrote:

Good afternoon,

I write with regard to planning application 25/00227/FUL for a change of use to car wash, erection of canopies and associated external works (retrospective) at Unit 1, Automatic Engineers, Burbage Road, Burbage.

I do apologise for the delay in communication with this application.

Having now reviewed the documentation, visited the site, and received all consultee responses, I note there is insufficient information at this time to make a determination. As such, please see below a summary of further information requested:

1. More details are required on the proposed operation of the site, including:
 - a. Whether the car wash is to be fully automatic, self-wash by hand, or hand wash by employees.
 - b. The type of vacuuming machines to be used and whether these are self-service or operated by employees.
 - c. The type of machinery, if any, associated with the drying function of the second canopy.
 - d. How cars are to be managed through the site if there is a need to queue, and if some cars are departing the car wash but not proceeding to the vacuum/drying canopy, while others are attempting to exit the vacuum/drying canopy. Further, proof that a car exiting the car wash bay could then manoeuvre to leave the site without entering the vacuum/drying bay and without making a multi-point turn.
 - e. The number of employees per day and at any given time to be present on site, if any.
 - f. If there are no employees proposed, further clarification on how the site will operate without any in-attendance staff (unless explained in addressing previous points) and how any emergency/break down situations requiring human oversight would be managed.
2. LCC Highways have advised that it is their understanding the application site currently serves as parking for the engineering building. As such, they require confirmation as to the current level of car parking for the host building.
3. LCC Highways require the provision of existing and previous levels of two-way trips (1 arrival and 1 departure) to the site. I assume this is based on their understanding that the proposal is retrospective, and should therefore account for the intended car wash use.
4. HBBC Pollution require the provision of a noise impact assessment to determine mitigation levels required.
5. HBBC Pollution request the details of any proposed lighting on the site, and demonstration that the lighting will be in compliance with the Institution of Lighting Professionals guidance note on the reduction of obstructive light.
6. HBBC Pollution require details of how overspray of water/cleaning products will be managed.

7. Amended Elevations and/or Site Plans for the vacuum/drying canopy that:
 - a. Show the area(s) to the rear of the lean-to that appear to be partially clad, including confirmation as to whether any of these areas to be fully enclosed.
 - b. Show the dimensions and shape of the canopy and associated lean-to consistently. The current layout and dimensions of the structure do not currently match between the Site Plan and Elevations.

Kind regards,

Ashleigh Gade
Senior Planning Officer

Tel: 01455 255945

Email: ashleigh.gade@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics, LE10 0FR

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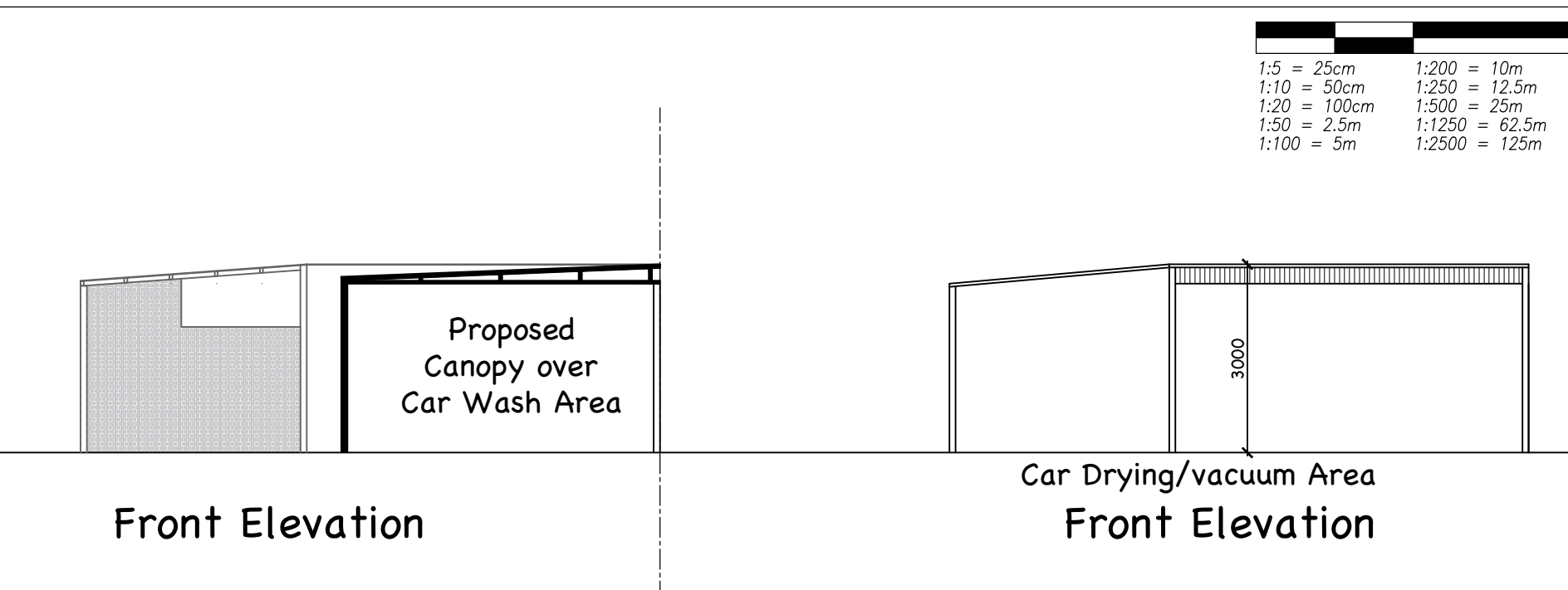
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All Dimensions are in millimeters and are

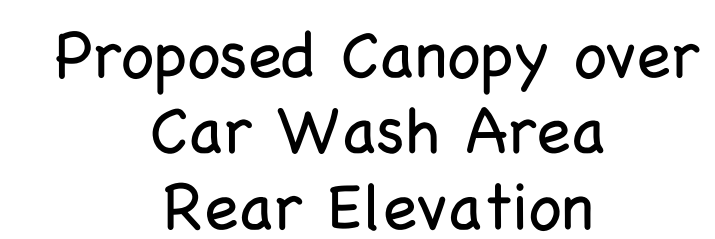


Note:

- All Dimensions are in millimeters and are approximate.
- New Extension in Render & Timber Cladding.
- New windows to match existing.
- New RWP drains to be connected to existing.

Details:	Retrospective Application Approval of Erected Canopies, Car Wash Use And Associated external works including concrete hard surface
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Scale: 1:100 & as noted @ A1	Date: Feb 2025	Drp No: 5107-200Rev B
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Rev B - Canopy photos added
Rev A - Redline highlighted in Red