

A change of use application included a car wash on a canalside site. This particular canal conveys drinking water to a city. The Trust was concerned that waste water from the car wash was initially proposed to be discharged into the canal via the drains and also indirectly via spray in the air.

This would be contrary to the sustainable water management policy in the adopted local development plan and paragraph 109 of the NPPF which states that “the planning system should contribute to and enhance the natural and local environment by...” (inter alia) “preventing... new... development from contributing to... unacceptable levels of... water... pollution”.

The Trust worked closely with the applicant to agree a revised proposal to that ensured all water discharge was appropriately treated prior to disposal via the sewers and that the washing of cars would only occur within a purpose-built building away from the boundary to the canal to prevent airborne pollution. Conditions to ensure the development was carried out in accordance with the revised plans were requested and used by the LPA to ensure the water quality of the canal was protected.



The Trust will advise LPAs and Developers on the issues affecting the waterway at any stage in the

process whether pre-application, as part of the application consultation or upon application to discharge conditions.