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Head of Planning
Welwyn Hatfield Borough Council
Council Offices
The Campus
Welwyn Garden City
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10 October 2022

Dear Sir/Madam,

Re: Application by Shell UK Oil Products Limited for Discharge of Condition 7 in relation to Application Ref. 6/2021/2260/FULL that was approved on 14 June 2022 for the Redevelopment of an Existing Petrol Station including Demolition of the Existing Sales Building, Canopy Link and Car/Jet Washes; Erection of a New Sales Building, Provision of Car Parking Spaces and Electric Vehicle Charging, and Associated Plant; Erection of New Bin Store; Retention of Forecourt and Canopy, and Associated Works at Shell Welwyn Garden City, Stanborough Road, Welwyn Garden City, AL8 6XA

I act on behalf of Shell UK Oil Products Limited and am instructed to submit a planning application to your authority to discharge condition 7 in relation to planning approval ref. 6/2021/2260/FULL that was approved on 14 June 2022 for the “*Redevelopment of an Existing Petrol Station including Demolition of the Existing Sales Building, Canopy Link and Car/Jet Washes; Erection of a New Sales Building, Provision of Car Parking Spaces and Electric Vehicle Charging, and Associated Plant; Erection of New Bin Store; Retention of Forecourt and Canopy, and Associated Works*” at Shell Welwyn Garden City, Stanborough Road, Welwyn Garden City, AL8 6XA.

The application has been submitted via the Planning Portal (Ref: PP-11608430).

Condition 7

Condition 7 states:

“Part A) Design Approval Notwithstanding the details indicated on the submitted drawings, no on-site works above slab level shall commence until a detailed scheme for the off-site highway improvement works as indicated on drawing number PD001 have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Part B) Implementation/Construction Prior to the first use of the development hereby permitted, the improvement works referred to in part A of this condition shall be completed in accordance with the approved details.

Registered office:
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Company No. 09829806



REASON: To ensure construction of a satisfactory development and that the highway improvement works are designed to an appropriate standard in the interest of highway safety and amenity and in accordance with Policy 5, 13 and 21 of Hertfordshire's Local Transport Plan (adopted 2018)".

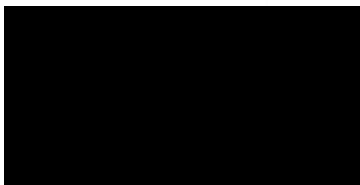
Accordingly please find attached the following details:-

- S278 Proposals General Arrangement prepared by TPA, reference 2109-023-101;
- S278 Proposals Site Clearance prepared by TPA, reference 2109-023-201;
- S278 Proposals Setting Out prepared by TPA, reference 2109-023-301;
- S278 Proposals Construction Layout prepared by TPA, reference 2019-023-701;
- S278 Proposals Construction Details prepared by TPA, reference 2019-023-801; and
- S278 Proposals Existing Utilities prepared by TPA, reference 2019-023-7001.

These details will be submitted to the Highway Authority as part of the Section 278 agreement. This information satisfies the requirements of Condition 7 Part A and the works will be implemented in accordance with these details to satisfy Part B.

Should you have any queries regarding the above or any other matter relating to the application, please do not hesitate to contact me on 07770 328674 or by email on Jackie@jmsplanning.com.

Yours faithfully



Jackie Ford
JMS Planning & Development

Encs