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Head of Planning
Welwyn Hatfield Borough Council
Council Offices
The Campus
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26 September 2022

Dear Sir/Madam,

Re: Application by Shell UK Oil Products Limited for Discharge of Conditions 1, 2, 5, 11 and 17 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 conditions 1, 2, 5, 11 and 17 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-11437983). Accordingly please find enclosed the following attached documents in support of the planning application.

Condition 1

Condition 1 states:

“No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority’s Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of:

- a. Construction vehicle numbers, type, routing;*
- b. Access arrangements to the site;*
- c. Traffic management requirements*

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Company No. 09829806

- d. *Construction and storage compounds (including areas designated for car parking, loading/unloading and turning areas);*
- e. *Siting and details of wheel washing facilities;*
- f. *Cleaning of site entrances, site tracks and the adjacent public highway;*
- g. *Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;*
- h. *Provision of sufficient on-site parking prior to commencement of construction activities;*
- i. *Post construction restoration/reinstatement of the working areas and temporary access to the public highway;*
- j. *Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;*
- k. *Phasing Plan.”*

Please see attached a Construction Environmental Management Plan prepared by Premier dated 03/08/22 and Detailed Construction Logistics Plan dated 05/05/22 also prepared by Premier. This satisfies the requirements of Condition 1.

Condition 5

Condition 5 states:

“Prior to commencement of the development an Arboricultural Method Statement must be submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method statement must include:

- a) *A plan showing the areas of trees, or parts of trees growing from adjacent sites, to be protected and fencing in accordance with the relevant British Standard (BS5837:2012 Trees in relation to design, demolition and construction - Recommendations) and to identify areas where no chemical or materials or equipment shall be stored, mixed or prepared, no fires or site washings, within the root protection area of the tree or under the canopy spread whichever is the greater;*
- b) *Details of any proposed alterations to existing ground levels and details of any proposed excavation within the proximity of the root protection area of any retained tree, including trees growing from adjacent sites, or within a distance from any retained tree equivalent to half the height of that tree; and*
- c) *Specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.*

The approved Arboricultural method statement must thereafter be adhered to from start to completion of the development.”

Please see attached an Arboricultural Method Statement prepared by Squares Young Landscape Architecture dated July 2022 (ref: SY22-292-AMS-22-01).



It is considered that the submission of the above documents would comply to discharge Condition 5.

Condition 11

Condition 11 states:

“Prior to above ground works, the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to a scheme to mitigate the noise from new plant and equipment. The impact of new plant and equipment should be assessed in accordance with BS4142:2014. When noise sources show signs of tonality we require noise levels to be 10dB below background noise level at the nearest receptor location. In instances where the noise source presents no tonality we require the noise level to be 5dB below the background noise level at the nearest receptor location

Please see attached a Noise Impact Assessment prepared by Venta Acoustics dated 9 August 2022 (ref: VA4245.220726.NIA1.2) which confirms that subject to screening, the noise from the new equipment has been shown to have a low impact. I trust the report is adequate to discharge Condition 11.

Condition 2 and 17

Condition 2 states:

“No development shall take place until a detailed surface water drainage scheme for the site based on the principles of the approved drainage strategy and sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- 1. An assessment with an appropriate evidence to discharge surface water runoff from the development site into an existing into a public surface water sewer.*
- 2. Final, detailed drainage layout plan showing all piped networks and SuDS features, identified invert levels, as well as a final discharge point into an existing ordinary watercourse or a public sewer. Should be updated in line with a final red line boundary of the development site.*
- 3. Final network modelling based on an appropriate discharge mechanism for all rainfall events up to and including the 1 in 100 year rainfall including 40% for climate change allowance. As the final discharge rate 5 l/s should be considered. If a higher rate will be proposed, a strong technical justification will have to be provided.*
- 4. Detailed engineered drawings of the proposed SuDS (permeable paving, swales, pond) and drainage features including cross and long section drawings, size, volume, depth and any inlet and outlet features details including any connecting pipe runs.*
- 5. Details regarding any areas of informal flooding to be shown on a plan with estimated extent areas, flooding volumes and depths based on the proposed layout and topography of the site.*
- 6. An assessment of any surface water runoff flows exceeding the designed 1 in 100 year event including 40% for climate change allowance.*
- 7. Maintenance and management plan to include the final land ownership plan, arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.”*

Condition 17 states:

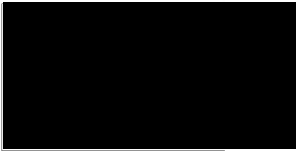
“No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.”

Please see attached a Surface Water Strategy Report, reference H15993 July 2022 Rev B and Drainage Scheme reference H15993-03 Rev C both prepared by MHB. This confirms the drainage strategy for the site and that an appropriate solution has been found so that Condition 2 and 17 can be discharged.



Should you have any queries regarding the above or any other matter relating to the application, please do not hesitate to contact me on [REDACTED] or by email on [REDACTED].

Yours faithfully



Jackie Ford
JMS Planning & Development

Encs