

Raymond Lee
Welwyn-Hatfield District Council
Development Control
The Campus
Welwyn Garden City
Hertfordshire
AL8 6AE

Our ref: NE/2022/134789/01-L01
Your ref: 6/2022/1749/COND
Date: 25 August 2022

Dear Raymond,

Shell Welwyn Garden City, Stanborough Road, Welwyn Garden City AL8 6XA

Submission of details pursuant to conditions number 3 (remediation strategy), 4 (monitoring and maintenance plan), 6 (material samples), 10 (external lighting), 13 (remediation verification report), 14 (unexpected contamination), 15 (borehole installation scheme) and 16 (intrusive groundwork consent), on planning permission 6/2021/2260/FULL.

Thank for your consultation on the above discharge of conditions application. As part of the consultation, we have reviewed the following documents:

- *Shell Welwyn Garden fuel retail station – Phase 2 investigation – RSK Geosciences Report No. 1922098-R03 (01) Rev 01 dated April 2022*
- *Shell Welwyn Garden – Environmental Strategy Plan – RSK Geosciences Report No. 1922098 R04 (02) dated April 2022*

Environment Agency's Position

After a review of the submitted information, we are able to recommend the discharge of conditions 3 (land contamination), 4 (monitoring and maintenance), 15 (borehole management) and 16 (intrusive groundwater consent). However, we do not recommend the discharge of conditions 13 (verification report) and 14 (unexpected contamination) at this time.

Please find our comments related to each condition below:

Condition 3 – Land Contamination

We are able to recommend the discharge of Condition 3 at this time.

Condition 4 – Monitoring and Maintenance

We are able to recommend the discharge of Condition 4 at this time.

Condition 13 – Verification Report

A full verification report can only be submitted once remediation works on site and associated verification monitoring have been completed. Therefore, we cannot recommend the discharge of Condition 13 at this time.

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Condition 14 – Unexpected Contamination

This is a compliance condition that is in place to mitigate against potential risks should any contamination not picked up in the site investigation be later discovered. It would not be appropriate to discharge this condition prior to or whilst development works are ongoing and so we cannot recommend discharge of Condition 14 at this time.

Condition 15 – Borehole management

We are able to recommend the discharge of Condition 15 at this time.

Condition 16 – Intrusive groundwater consent

It is our understanding that there will be no deep piling/foundation works for this development. As such we are able to recommend the discharge of Condition 16 at this time. We would expect to be reconsulted should there be any change to the site design which would require deep foundations.

Final comments

Thank you for contacting us regarding the above application. Our comments are based on our available records and the information submitted to us. Please quote our reference number in any future correspondence. Please provide us with a copy of the decision notice for our records. This would be greatly appreciated.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

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