



Build Studios London, SE17ER

Email: [REDACTED]

Planning Department  
Blaby Council  
Council Offices  
Desford Road  
Narborough  
Leicester  
LE19 2EP

19 December 2023

FAO: Helen Wallis

Dear Sir/Madam

Application by Shell UK Oil Products Limited to Discharge Conditions 7 and 8 Associated with Planning Permission Reference 23/0646/FUL Approved on 12 October 2023 for the “*Demolition of existing sales building and HGV forecourt (retention of domestic forecourt and underground fuel tanks) and the erection of a new sales building, HGV forecourt, provision of car parking and electric vehicle charging hub and associated works, including alterations to canopy (revised scheme 22/0879/FUL)*” at Shell Sutton Elms Service Station, A4114 Coventry Road, Leicester, LE9 6QD

I act on behalf of Shell UK Oil Products Limited to Discharge Conditions 7 and 8 Associated with Planning Permission reference 23/0646/FUL approved on 12 October 2023 for the “*Demolition of existing sales building and HGV forecourt (retention of domestic forecourt and underground fuel tanks) and the erection of a new sales building, HGV forecourt, provision of car parking and electric vehicle charging hub and associated works, including alterations to canopy (revised scheme 22/0879/FUL)*” at Shell Sutton Elms Service Station, A4114 Coventry Road, Leicester, LE9 6QD.

This planning application has been submitted via the Planning Portal ref: PP-12688655 and the fee paid directly too. Please can you also take into consideration the contents of this letter.

Condition 7

Condition 7 states:

*“No development, including works of demolition, shall commence on the site until such time as a Demolition and Construction Management Plan has been submitted to and approved in writing by the District Planning Authority. Once*



*approved the demolition works and construction of the development shall thereafter be carried out in accordance with the approved details and timetable. The plan shall provide for:*

- a) The parking of vehicles of site operatives and visitors and a timetable for their provision*
- b) Loading and unloading of plant and materials*
- c) Site compound locations*
- d) Storage of plant and materials used in constructing the development*
- e) Measures to control the emissions of dust and dirt during demolition and construction, with particular emphasis in tracking onto the highway*
- f) Proposed routing of construction traffic*
- g) Measures to control the emissions of noise during demolition and construction referring to appropriate standards*
- h) Hours of construction and deliveries.”*

Accordingly please find enclosed the following:

- Construction Environmental Management Plan prepared by Toureen dated 14 October 2023; and
- Dust Management Plan prepared by Toureen dated 14 October 2023.

These documents address the requirements of Condition 7 and enable the condition to be discharged in full.

Condition 8

Condition 8 states:

*“No development, including demolition, approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:*

- a) A preliminary risk assessment which has identified:*
  - *all previous uses*
  - *potential contaminants associated with those uses*
  - *a conceptual model of the site indicating sources, pathways and receptors*
  - *potentially unacceptable risks arising from contamination at the site.*
- b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*

- c) *The results of the site investigation and the detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- d) *A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved"*

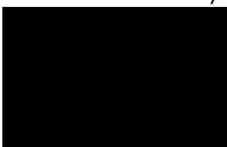
Accordingly, please find enclosed:

- Arcadis Phase I Environmental Site Assessment (GB10019140-20220818-SA-Phase I ESA 2022);
- Arcadis Phase II Environmental Site Assessment (GB10019140-20230801-SA-Phase II ESA 2023a);
- Arcadis Groundwork Monitoring Report (10019140-20231215-SA-MON-GME October 2023); and
- Arcadis Environmental Strategy Plan (Ref: GB10019140-20131275-REM-ESP dated December 2023).

These documents should be considered sufficient to address the full requirements of Condition 8 allowing it to be discharged in full. A verification report will be submitted in due course to discharge Condition 9.

Should you have any queries regarding the above or enclosed, please do not hesitate to contact Jackie Ford on 07770 328674 or at Jackie@jmsplanning.com.

Yours faithfully



Jackie Ford  
JMS Planning & Development

Encs