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South Tyneside Metropolitan Borough Council
Town Hall and Civic Offices
Westoe Road
South Shields
NE33 2RL

23 April 2025

Dear Sirs

Re: Application by Shell UK Oil Products Limited to Discharge Conditions 3, 4 and 5 Attached to Planning Permission Ref: ST/0662/24/FUL for the *"De-Commissioning and Removal of Old Fuel Tank and Installation of New Underground Fuel Tanks, Replacement of Canopy and Associated Works"* at Shell Whitemare Pool, Gateshead, Tyne and Wear, NE10 8YB

I act on behalf of Shell UK Oil Products Limited to Discharge Conditions 3, 4 and 5 attached to planning permission ref: ST/0662/24/FUL for the "*De-commissioning and removal of old fuel tank and installation of new underground fuel tanks, replacement of canopy and associated works*" at Shell Whitemare Pool, Gateshead, Tyne and Wear, NE10 8YB.

The application has been submitted via the Planning Portal (Ref: PP-13964890) and the fee paid via the portal.

This letter sets out the various conditions for which details have been submitted, listing the supporting documentation and a summary of the condition details.

Condition 3

Condition 3 states:

> "*The underground tanks hereby approved shall not be installed until a methodology for their installation has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Environment Agency). The methodology shall include the full structural details of the installation, including details of excavation, the tanks to be installed, the tank surround, and the associated pipework and monitoring system.*
>
> *The scheme shall be fully implemented and subsequently maintained, in accordance with the approved details.*

To ensure that the underground storage tanks do not harm the water environment in line with Policy DM1 (M) of the South Tyneside Local Development Framework and paragraph 180 of the National Planning Policy Framework and Position Statement D1 - General Principles of pollutant storage and transmission of the 'The Environment Agency's approach to groundwater protection".

As required by the above condition, please find enclosed Tank Installation Detail (Standard) Ref: SSD3.02-21 and a supporting Statement entitled "*Replacement of Below ground Fuel Storage Tanks – Planning Consent STE/0662/24/FUL – Condition 3*" prepared by Jennings Design. This document sets out the strategy for replacing the below ground fuel storage tanks.

It is considered that the above submitted information is sufficient to enable the discharge of Condition 3 in its entirety.

Conditions 4 and 5

Condition 4 and 5 are as follows:

"4 The installation of the underground tanks shall not commence until an investigation and risk assessment is completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include (i) a survey of the extent, scale and nature of contamination, (ii) an assessment of the potential risks to human health, property (existing or proposed) and (iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination: Risk Management'.

To ensure that risks from contamination are minimised in accordance with South Tyneside Local Development Framework Policies EA5 and DM1.

5 Unless otherwise agreed in writing by the Local Planning Authority, installation of the underground tanks shall not commence until a detailed Remediation Strategy for the proposed remedial works is submitted to and approved by the Local Planning Authority prior to commencing remedial works. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Where remediation of gas has been identified as necessary by the site investigation a

gas verification plan shall be submitted for the proposed gas protection measures.

To ensure that risks from contamination are minimised in accordance with South Tyneside Local Development Framework Policies EA5 and DM1."

In respect of the above please find enclosed:-

1. Phase I Environmental Site Assessment ref:GB-10019383-20190821-SA-1 dated 21 August 2019 prepared by AECOM;
2. Comprehensive Environmental Site Assessment ref: GB-10019383-20200929-SA-CESA dated September 2020 by AECOM;
3. Comprehensive Groundwater Monitoring Event Report ref: 355390-RO1 dated March 2022 by RSK;
4. Comprehensive Groundwater Monitoring Event Report ref: 322782-RO1 dated November 2022 by RSK; and
5. Remedial Strategy Plan ref: 355792.RO2(02) dated March 2025 by RSK.

These details cover the requirements of Conditions 4 and 5 in their entirety and include a Remediation Strategy Plan based on the aforementioned survey work required under Condition 4 and concludes that with the required remediation the site will be suitable for continued use as a service station.

As noted in the Remediation Strategy Plan a Verification Report will be prepared and issued to the Local Planning Authority in line with the requirements of Condition 6 in due course.

It is therefore considered that sufficient information has been submitted to discharge Conditions 3, 4 and 5 in their entirety.

Should you have any queries regarding the above or enclosed, please do not hesitate to contact me by email on Jackie@jmsplanning.com or on 07770 328674. I look forward to receiving confirmation of validation of the application shortly.

[redacted]

Jackie Ford
JMS Planning & Development

Encs