

NORTH HERTS COUNCIL

MEMORANDUM

To: PLANNING CONTROL AND CONSERVATION Harriet Sanders	From: ENVIRONMENTAL HEALTH Frida Eliasson (ext.4107)
	Date: 15 th May 2026
Our Ref: 6631/26	Your : 26/00571/FP Ref:
Subject: Full Planning Permission: Erection of retail building, detached bin store and installation of two machine jet washes following demolition of the existing outbuilding, canopy link and plant room. Provision of two car parking spaces. Shell Petrol Station , Bedford Road, Hitchin, Hertfordshire, SG5 2TY	

Comments:

Thank you for consulting Environmental Protection on this application.

Noise (and other nuisances):

The application is not supported by any information on noise. The Planning, Design and Access Statement stating on page 27 that the proposals will not give rise to any unacceptable noise given that the site is an existing service station with other commercial uses adjacent. There is new plant being introduced, alongside the new jet wash car areas for which there is no information on noise.

The plant all appears to be at ground level to the rear of the new service station building which would benefit noise propagation via boundary treatment allied to distance from receptors. Whilst I am minded to agree with the assumptions presented, I think it would be prudent to request information on any plant to be installed (via a condition).

In addition, I can see no information in relation to the proposed hours of use of the garage/service station although my understanding is that it currently operates from 6am to 11pm daily. It may be prudent to restrict the hours of use to this and restrict the use of the jet wash facility to day time only? Can we seek clarification on this matter? There is a concern that during the night time when background noise levels are lower that noise could impact residents.

Land contamination:

The application is supported by a phase 1 and 2 land contamination report which concludes that no significant risks to human health (on site workers or off site residents) were identified. This aspect (human health) is primarily the concern of Environmental Health in Local Authorities. The report does indicate that there is some concern in relation to ground/controlled waters due to identified potential risks. As we have discussed this is something for which the Environment Agency should be consulted to seek their views.

If you have any queries, then please do not hesitate to contact me.

Regards

Alan Stone