

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/03105	Your Ref:	APP/24/00711
EH Case Officer Extn:	44 6666	Date:	03 October 2024
DC Case Officer:	Kayleigh Taylor		
DC Case Officer Extn:			
Application Number:	APP/24/00711		
Site Address:	69 North Street, Emsworth		
Proposed Development:	Application to determine whether prior approval is required for the method of demolition of 1No.gas managers house. I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 03/10/2024.		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the documentation provided by the applicant, and can comment as follows:

From what I understand, it would appear that the Construction & Environmental Management Plan provided will cover two operations i.e. firstly demolition of the gas managers house and secondly site remedial works which are due to take place later in the year.

A statement from the Method of Demolition statement suggests a likely period of around 20 days for the demolition of the house.

Based on the information provided, I am satisfied that as long as the CEMP is closely followed, the proposed measures should suffice in limiting impact on nearby residential receptors and other businesses, during the demolition process. I would however ask that the additional measures I've included below are also included as part of the CEMP:

* Communication measures are in place for liaison between site management and nearby residential receptors, to deal with any complaints which may arise, and the same are available to this office for contact with site management;

* All deliveries to and removal of materials, plant, equipment, machinery, and waste from the site must only take place within the permitted working hours;

- * The use of any site lighting, whether required for safe working or for security purposes, must be used in such a manner to ensure no impact on any nearby residential receptors;
- * All vehicles working on the site, that require them, to be fitted with 'broadband' or 'white noise' reversing alarms;
- * It should also be noted that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, and the like are working, must be always kept damp during the period of vehicle activity;
- * the methods of dust control should also be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and the IAQM Guidance on the assessment of dust from demolition and construction 2014.

Please contact me should you require clarification of any of the above.

Mr. Mark Moss
Regulatory Officer,
Pollution Team, Environmental Health