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Our Ref: APP/23/00665
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Ask For: Mr D Eaves
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10 January 2025

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/23/00665

Site Address: Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant

Description: Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.(26.02.24). Request to discharge condition 15 (05.04.24). Request to discharge conditions 3,4,7,9,13,14,18,20,21 and 23 (24.07.24).Request to discharge condition 6 (28.08.24). Request to Discharge Conditions 5 & 17 (11/10/2024).

This decision relates to your request to discharge conditions which was valid from 11 October 2024.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/23/00665.

The conditions in respect of which information has been submitted are:

Condition 5:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 4 Class A (Temporary buildings and uses) no development shall commence on site unless and until a Construction Method Statement (CMS) has been submitted to and approved in writing by the Planning Authority, which shall include:

- a) A programme of and phasing of demolition (if any) and construction work;
- b) The provision of long-term facilities for contractor parking;
- c) The arrangements for deliveries associated with all construction works;
- d) Methods and phasing of construction works;
- e) Access and egress for plant and machinery;

f) Protection of pedestrian routes during construction;

g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality and in the interest of Highway Safety having due regard to policies CS16, DM10 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Schedule June 2024 Ref: E24-015 Feltham Construction

Construction Management Plan Incorporating Environmental, Traffic, Dust and Air Quality Plans Feltham Construction Amended version received and uploaded 10th January 2025 (Revision 2)

Condition 17:

Prior to the commencement of development including any site clearance a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The following shall be included in any CEMP submitted and shall be in operation for all phases of the development i.e. excavation, clearance and construction: The plan shall include, but not be limited to:

A. Procedures for maintaining good public relations including complaint management, public consultation and liaison, and site management contact details.

B. Arrangements for liaison with the Council's Pollution Control team.

C. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and at no time on Sundays and Bank Holidays.

D. Deliveries to and removal of materials, plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.

E. Details of measures to be employed to control the emission of noise during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria.

F. Procedures for emergency deviation of the agreed working hours

G. Measures for controlling the use of site lighting during all phases, whether required for safe working or for security purposes, to ensure no impact on any nearby residential receptors.

H. Control measures for dust and other air-borne pollutants. It shall advise as to what measures are to be put in place for the control of any dust that might emanate from the development site. Furthermore the methods of dust control shall be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014. It shall also specify that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times.

I. No bonfires to take place on the site at any time.

J. A scheme for recycling/disposing of waste resulting from excavation and construction works is to be implemented.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To minimise disturbance to all nearby sensitive receptors and to ensure the amenities of the surrounding occupiers are not unduly impacted upon, during all phases of the development having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

Details submitted:

Schedule June 2024 Ref: E24-015 Feltham Construction

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Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson
Executive Head of Place
Date: 10 January 2025

