

Mr P Thompson
PWP Architects
61 South Street
Havant
PO9 1BZ

Our Ref: APP/22/00155
Direct Line: (023) 023 9244 6461
Ask For: Mrs T Pickup
Email: planning.development@havant.gov.uk
27 September 2024

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

Application Number: APP/22/00155

Site Address: 2, 2A, 4 and 6 Seagull Lane, Emsworth, PO10 7QH

Description: Demolition of 2 & 2a Seagull Lane and warehouses 1, 2 and 4. Existing unit 6 Seagull Lane retained with external amendments including cladding and utility enclosure. Construction of 3 No light industrial buildings split into 8 No units. (24.03.23). Request to discharge conditions 3, 4, 5 & 8 (30.05.24).

This decision relates to your request to discharge conditions **4, 5 & 8** which was valid from 30 May 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/22/00155.

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

Condition 4:

No development hereby permitted, nor any related site clearance, shall commence until an assessment of potential noise and vibration arising during construction has been prepared in accordance with BS 5528: Parts 1 and Part 2, 2009 and A1:2014 - Noise and Vibration Control on Construction and Open Sites, and has been submitted to and approved in writing by the Local Planning Authority. The assessment shall also include details of any piling methods to be used. All the above works shall thereafter be carried out in accordance with the approved assessment.

Reason: To minimise disturbance to all nearby sensitive receptors, and to ensure the amenities of nearby residential properties are not impacted upon by any external noise levels and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Construction Noise and Vibration Management Plan
Report 28390.NMP.01KP by KP Acoustics Ltd dated 25/05/2024

Condition 5:

No development hereby permitted, nor any related site clearance, shall commence until a construction

method statement has been submitted to and approved in writing by the Local 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;
- Thereafter, demolition and construction work shall only take place in accordance with the approved method statement.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety, having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.

Details submitted:

Construction Method Statement by Bright Plan
CMS01/6719 dated 25 September 2024 Issue 04

Condition 8:

Development of the 3No light industrial buildings hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

BREEAM Pre Assessment Report by BUILDPASS
BP1230 2-6 Seagull Lane Rev 2 dated 28/05/24

Reasons for approval

The details hereby approved are considered to be satisfactory and 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: 27 September 2024