

Mr Pickup
Pickup Town Planning
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PO6 1EW

Our Ref: APP/22/00487
Direct Line: (023) 07786 395413
Ask For: Ms Bethany Crowther
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09 November 2023

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

Application Number: APP/22/00487

Site Address: 78 Havant Road, Emsworth, PO10 7LH

Description: Demolition of existing 7 bed dwelling and construction of detached building comprising 9No. 'Assisted Living' Apartments (Class C3) and ancillary Carers Management Suite together with associated parking, secure mobility scooter and bicycle storage, refuse /recyclables storage and landscaping. (Approved 10/03/2023) Request to discharge conditions 9, 10, 13, 14, 15 and 17. (Received 27/06/2023). Request to discharge conditions 8, 11 and 12 (recd 21.8.23).

This decision relates to your request to discharge conditions which was valid from 21 August 2023.

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/22/00487.

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

Condition 8:

Prior to commencement of demolition, groundworks and construction at this development site, an assessment of potential noise and vibration arising during construction shall be prepared in accordance with BS 5528: Parts 1 and Part 2, 2009 and A1:2014 - Noise and Vibration Control on Construction and Open Sites. The assessment shall be submitted to and approved in writing by the Local Planning Authority, and all the above works carried out in accordance with the agreed recommendations.

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:

Environmental Noise Impact Assessment.

Condition 11:

No piling shall take place on the site unless and until full details have been submitted to and approved in writing by the Local Planning Authority. Such details shall demonstrate the least intrusive noise and vibration method of piling shall be employed, and shall be accompanied by a justification as to the reasons why a particular piling method has been chosen, and additionally the proposed mitigation methods to be employed, to ensure minimal impact on nearest residential receptors. The piling method shall be implemented as approved.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise or vibration levels during any piling operations, 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:

Foundation Assessment Strategy Revision A. (17.08.2023)

Having considered the foundation strategy, piling will not be used in respect of this development.

Condition 12:

No development hereby permitted shall commence until a surface water drainage strategy, which shall incorporate SUDS provision for the site and its subsequent management and maintenance, have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority, with the SUDs managed and maintained thereafter as approved.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and thereafter maintained, having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

Drainage Technical Note (with accompanying appendices) and SUDs Management and Maintenance Strategy.

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: 09 November 2023