

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/02709	Your Ref:	APP/19/01111
EH Case Officer Extn:	44 6677	Date:	07 January 2020
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/19/01111		
Site Address:	Site of The Royal British Legion Hall, Forest End, Waterloooville		
Proposed Development:	Change of use to compound yard with 2 No. shipping containers, portacabin, replacement fencing, associated bin storage and parking for gardening / maintenance business.		

Observations / Comments:

I have briefly reviewed the application, alongside comments from my colleague in respect of amenity & nuisance.

I have not found any reference within the application documents to fuel storage or dispensing, nor to drainage and pollution control. These are not matters which prejudice the acceptability of the use of the site for this purpose, but they are matters which affect the future contamination risk that the site poses - especially as it is bounded to the north by a contamination-sensitive landuse (allotment gardens).

Drainage & Pollution Control

It is noted that a public foul system available at the site (access chamber within the red-line boundary), and that a public surface water sewer crosses the site (with it's access chamber present just beyond the northern boundary). The surface water system appears to flow north via open drainage at the allotment site, and discharging ultimately to the Wallington.

It is recommended that washdown water from equipment cleaning is either directed to surface water drainage after passing through an oil interceptor unit (available as 'stand-alone' / above ground units), or that the washwater is directed to the public foul system. This will prevent pollutants accumulating in open drainage on the allotment site, or from reaching the Wallington.

The applicant should confirm servicing (drainage) arrangements at the site, and for equipment cleaning specifically. It is considered sufficient to include the proposed drainage as a detail of the approved scheme rather than necessarily imposing a planning condition.

Maintenance & Pollution Control

It is understood that only minor maintenance operations will be undertaken at the site. The greatest risk probably arises from minor routine maintenance of chainsaws - being equipment with high consumption of lubricating oils, and requiring mixed fuel. For the benefit of the

applicant, it is recommended that all maintenance work be undertaken over a suitable drip tray or (overlay) 'drip floor' system to minimise risks from regular surface spillages.

Fuel Storage

It is recommended that the following informative be placed on any consent granted in respect of this application;

Petroleum Storage Certificates (Non-Retail Dispensing, Commercial Site)

"If it is intended to store in excess of 30 litres of petroleum fuel at the application site in demountable fuel tanks, containers or fixed fuel storage tanks; the Petroleum Enforcement Authority must be notified in writing in accordance with the Petroleum Consolidation Regulations 2014, Schedule 2. This premises would be regarded as a non-retail 'dispensing premises' for the purpose of those regulations and the Petroleum Enforcement Authority in this case would be Havant Borough Council. If it is intended to store volumes in excess of 275 Litres, a Petroleum Storage Certificate will be required. The granting of this planning consent does not guarantee that a certificate will be issued in respect of fuel storage. For the purpose of calculating fuel volumes, no account need be taken of fuel within fuel tanks of any motor vehicle"

Mr. Jonathan Driver
Environmental Control Officer