

Consultee Comments for Planning Application APP/19/00854

Application Summary

Application Number: APP/19/00854

Address: 31A North Street, Emsworth, PO10 7DA

Proposal: Demolition of the existing factory offices and out-buildings and construction of 7No. Dwellings (consisting of 4No. 2 Bedroom Houses, 2No. 1 Bedroom Flats and 1No. 1 bed Coach House) with associated out buildings and parking.

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

Thank you for consulting with Environmental Protection in respect of this application. I would confirm that the comments remain the same as for the pre-application consultation (GEN/19/00449) in that there are no objections in principal to this development. I have however noted that no Construction and Environmental Management Plan (CEMP) or Construction Method Statement has been submitted and would therefore request the following condition is included in any permission you are minded to grant:

No development shall take place, including any works of demolition, until a site-specific Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The plan should include, but not be limited to:

A programme of and phasing of demolition (if any) and construction work;

Protection of pedestrian routes during construction

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

The provision of long term facilities for contractor parking

The arrangements for deliveries/collections associated with all demolition and construction works

Measures to minimise the noise (including vibration) generated by the construction process to include hours of work (see footnote 1), proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)

Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination

The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

Wheel washing facilities

Measures to control the emission of dust and dirt during construction

Provision for storage, collection, and disposal of rubbish from the development during construction period (see footnote 2)

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

Footnotes:

1. All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours

Saturdays 09:00 hours to 13:00 hours

And at no time on Sundays and recognised Public Holidays.

2. No bonfires to be allowed on site during the period of demolition, clearance and construction.

Reason: To protect the amenities of nearby residential premises during the demolition/ construction phase of the development

I would also like point out that although the applicants have, in their submitted Design and Access statement, evaluated the impact of the development in terms of noise, they should also consider the potential impact from noise and odour on future residents of the development, arising from the close proximity to existing commercial premises (eg the development's proximity to service yards/catering extract equipment of adjoining commercial premises).

Finally I would like to re-iterate the comments made at pre-application stage relating to the presence of asbestos namely:

It is the responsibility of the developer to ensure that upon completion, the development is safe and suitable for its intended future use. The build-date for this property suggests that Asbestos Containing Materials (ACM) are likely to have been used in the original construction. These materials may have been disturbed during any prior alterations and could be present at the property as buried demolition wastes within topsoil / made ground under hard-standing or within landscaped areas. It is recommended that a pre-demolition Asbestos survey be undertaken to identify any ACM within the property that might be disturbed during construction works, in order that these may be appropriately managed. Buried demolition waste may be identified during the installation of new below ground services, when accessing enclosed service ducts or voids or undertaking landscaping tasks. In the event that any deposits / inclusions comprising fibrous or any other obvious waste materials be encountered during works, construction should cease in that area of the site until an appropriate assessment of the nature and extent of possible ACM has been undertaken, and appropriate actions taken to mitigate any identified risk. Your Building Control provider should be notified of any discoveries of buried suspected ACM to ensure that you remain compliant with the provisions of controlled Document C. Environmental Health should be notified of any ACM identified within soils, and provided with details of how the material has been

dealt with.

Linda Robbins

Environmental Health Officer