

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/01525	Your Ref:	APP/18/00453
EH Case Officer Extn:	44 6666	Date:	27 August 2019
DC Case Officer:	Gill Glover		
DC Case Officer Extn:	6534		
Application Number:	APP/18/00453		
Site Address:	Land South of Eastleigh House & Helmsley House, Bartons Road, Havant		
Proposed Development:	A request has been made to discharge the following condition(s) on the above application: Condition 3: No piling shall take place unless and until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. The method statement shall provide further information on foundation design including as a minimum: a) the methods to be used; b) the design depths of the various structures involved and rationale; c) the density of piling, if any; and d) details of materials to be removed or imported to site.		

Observations / Comments:

In response to the application to discharge Condition 3, we can advise as follows:

It is known that from the Construction Method Statement that it was advised 'there are no works intended that will cause or create undue vibration to any nearby property'. However this office has had complaints of vibration and related noise, from the piling that has already taken place. This piling work has since ceased, possibly due to non-discharge of Condition 3.

Since the work stopped, the applicant has submitted additional information linked to the discharge of this condition. However this office still does not currently have sufficient information to recommend the discharge of this condition.

It would appear from the documents provided that there is some confusion as to what method is to be employed. There is no information about what type of piling will take place in which areas, and for how long. There is no information which demonstrates that an assessment of potential noise and vibration impact on nearby sensitive properties, has been carried out.

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. This guidance has not been followed and the application does not currently demonstrate that Best Practicable Means has been employed.

Further information must be supplied to meet these requirements before any discharge can be recommended by this office.

The above shall not in no way prejudice any comments that may be submitted by Jonathan Driver, Environmental Control Officer.

Mr. Mark Moss

Regulatory Officer, Environmental Health