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Our Ref: APP/16/00921
Direct Line: (023) 02392 446143
Ask For: Miss Gill Glover
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24 May 2019

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

Application Number: APP/16/00921

Site Address: Dolphin Quay, Queen Street, Emsworth

Description: Demolition of the single storey shop, two-storey office building and associated outbuildings. Erection of 4No. houses (3x 3No. bedrooms and 1x 2No. bedrooms) fronting onto Queen Street and associated parking and erection of 2No. detached dwellings (4No. bedrooms) fronting onto the Mill Pond with associated parking and access from Queen Street. (13.12.18). Request to discharge condition No.s 3,4,6,10 and 13. (31.01.19). Request to discharge condition No. 7 (25.02.19). Request to discharge condition No. 5 (20.3.19).

This decision relates to your request to discharge conditions which was valid from 31/01/2019.

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/16/00921.

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

Condition 4: (Foul and Surface Water Drainage)

No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise 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.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and 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 2018.

Details submitted:

Drainage and External Works Layout Drg No. 18-3130-501 P8

Flood Defence Wall Details – Sheet 2 Drg No. 18-3130-126 P7 (as amended by email dated 22/05/2019)

Email from PDP Architecture dated 22/05/2019 regarding wall material finish in response to HBC email dated 22/05/2019

Drainage/external works Details Drg No. 18-3130-551 Rev P1

Drainage/external works Details Drg No. 18-3130-552 Rev P1
Drainage/external works Details Drg No. 18-3130-553 Rev P1
Drainage/external works Details Drg No. 18-3130-554 Rev P1
Email PDP dated 21/02/2019
Construction Environment Management Plan Version 4 dated 29/03/2019

Condition 6: (Soft Landscaping)

No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site (including the public amenity space) not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Details submitted:

Soft Landscaping Scheme Drg No. 27958-PD140 Rev B
Landscaping Scheme Schedule Project No. 27958 dated 30/01/2019
Email from PDP Architecture email dated 24/05/2019 in response to HBC email dated 24/05/2019

Condition 13: (Construction Environment Management Plan)

Prior to the commencement of the development hereby approved, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall identify the steps and procedures that will be implemented to minimise the creation and impact of dust, pollution of the adjacent watercourse and waste disposal resulting from the site preparation, groundwork and construction phase of the development. Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interests of the nearby environmentally sensitive areas and having due regard for policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

Details submitted:

Construction Environmental Management Plan Version 4 dated 29/3/2019 (as amended by revised drawing no. 18-3130-126 P7)
Flood Defence Wall Details – Sheet 2 Drg No. 18-3130-126 P7 (as amended by email dated 22/05/2019)
Email from PDP Architecture dated 22/05/2019 regarding wall material finish in response to HBC email dated 22/05/2019
Pedestrian Access for Construction Period Drg No. 27958-WD092

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.

Simon Jenkins

Simon Jenkins
Interim Director of Regeneration and Place
Date: 24 May 2019