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BOROUGH COUNCIL

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14 March 2019

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

Application Number: APP/17/01243

Site Address: 208 London Road, Waterlooville, PO7 7AN

Description: Erection of a single storey building to accommodate a nursery for a maximum number of 78 children including outside play area together with formation of car park, provision of boundary treatment and landscaping and alterations to existing pedestrian and vehicular accesses following demolition of existing house (Approved 24/05/2018). Request to Discharge Conditions 8, 9, 13, 14, 15, 17 and 18 (06.02.2019).

This decision relates to your request to discharge conditions which was valid from 06/02/2019.

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/17/01243.

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

Condition 8:

No above ground development shall take place until details including scaled elevations of the hereby approved bin and cycle store have been submitted and agreed in writing by the Local Planning Authority. The approved details shall remain in situ thereafter.

Reason - in the interests of the visual amenity of the site and having due regard to Policy CS16 of the Havant Borough Local Plan and the National Planning Policy Framework 2012.

Details submitted:

Drwg No: 38074-04_A - General Arrangement Elevations

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Condition 9:

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority and notwithstanding any assessment provided with the planning application), an assessment of the nature and extent of contamination at the site, whether originating from within or outside the curtilage, shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken by competent persons, and the findings presented as a written report.

The assessment may comprise separate reports as appropriate, but unless specifically excluded in

writing by the Local Planning Authority, shall include;

1) A site walk-over survey &/or sufficient desk-based research to identify;

- ☐ All relevant previous uses of the site
- ☐ Potentially significant contaminants associated with those uses
- ☐ Uncertainties relating to previous use or associated potential contaminants
- ☐ A conceptual site model identifying all relevant sources, exposure pathways and receptors, and;
- ☐ A summary of potentially unacceptable risks arising from contamination at the site.

2) Site investigation based on (1), to provide sufficient data and information to adequately identify & characterise any physical contamination on or affecting the site, and to inform an appropriate assessment of the risks to all receptors that may be affected, including those off site.

3) The results of an appropriate risk assessment based upon (1) & (2), and where unacceptable risks are identified, a Remediation Strategy that includes;

- ☐ appropriately considered remedial objectives,
- ☐ an appraisal of remedial &/or risk mitigation options, having due regard to sustainability, and;
- ☐ clearly defined proposals for mitigation of the identified risks.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the Remediation Strategy (3) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. All elements shall be adhered to unless agreed in writing by the Local Planning Authority

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy [2011] and DM17 of the Havant Borough Local Plan (Allocations) [2014], Contamination may be present at the site as a result of both previous & current land uses (&/or activities) that could pose a risk to future occupants of the consented dwellings.

Details submitted:

Soil Gas Risk Assessment Letter dated January 2019

Soils Main Investigation Report

Soils Preliminary Investigation Report

Condition 13:

No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details submitted:

38074-02_A - Proposed Site Plan

38074-03_A - General Arrangement Plan

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: 14 March 2019