

# Consultee Comments for Planning Application APP/19/00253

## Application Summary

Application Number: APP/19/00253

Address: Unit 3, Station Approach, North Street, Emsworth, PO10 7PW

Proposal: Replacement of cladding to the roof and the walls with new insulated cladding panels and addition of rooflights to the south and north elevation; creation of ancillary trade counter.

Case Officer: John Shaw

## Consultee Details

Name: Consultee Environmental Health (Environment Team)

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On Behalf Of: Environmental Health Manager, Community Group

## Comments

I have reviewed the application documents, and note that the proposals relate to changes to the building fabric, without any significant groundworks or other material change to the intensity of use, or environmental (or health) risk sensitivity of the site.

In this way, I have no contamination or pollution concerns for a continued commercial use of the site which utilises extant services.

In terms of Air Quality, I note that the applicant is seeking consent for a solar installation. I note that the location, building aspect and roof pitch appear very favourable for such an installation.

I also note the 'a/c & heater unit'(s) identified on the plan. It is not clear whether these are conventional a/c units with resistor heating, or whether these features represent Air-to-Air Air Source Heat Pumps, but given the positioning within the building, it is assumed that the former is presently envisaged.

The draft local plan 2036 includes an air quality policy which does not yet carry significant weight for individual decisions, and so the Council is not in a position to dictate the spec. of these units, but for the benefit of the applicant, it would appear that the use of A2A-ASHP units would be compatible with both the scheme proposed and it's implicit aims (improving the energy efficiency & sustainability of the existing structure).

These units can utilise energy from local micro-generation, and exploit latent atmospheric heat to deliver energy efficiencies (reduce energy input for same output). Such units are capable of serving both heating and cooling functions, depending upon whether the system is set to exploit latent heat in air within or outside the structural envelope.

In air quality terms, both options are 'zero emission at point of use', so make no material difference to emissions (and so air quality) in the immediate locality, however the energy efficiency savings offered by A2A-ASHP is considered to represent improved sustainability credentials over the conventional unit. If reducing energy demand from non-sustainable sources, A2A-ASHP main also have non-local air pollution benefits as well. I would recommend that the applicant consider the cost differential and pay-back period for this alternative technology, for the above reasons.

Irrespective, this service would support the scheme on the basis of it's improvement to the sustainability credentials of an existing structure, and it's ultimate avoidance of local energy use - particularly if currently served by local combustion of fuels (so having a positive direct impact on local emissions)

(JD)