

Consultee Comments for Planning Application APP/19/00550

Application Summary

Application Number: APP/19/00550

Address: 2 Four Keys House, 128 Elm Grove, Hayling Island, PO11 9EH

Proposal: Prior notification for change of use from class B1(a) office use to C residential use subject to prior approval covering flooding, highways and transport issues and contamination.

Case Officer: Lesley Wells

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

The construction date for this property is thought to be 1971/1972, as a replacement for a retail shop and outbuildings (i.e. the site was brownfield in 1971). I have not identified from available records any previous potentially contaminating landuses having been associated with the site or with immediately adjacent land.

The build-date for this property suggests that Asbestos Containing Materials (ACM) are likely to have been used in the original construction, and within in the construction of the building it replaced. These materials may have been disturbed during 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 recognised that the proposed development is likely to comprise internal works only, and as such, disturbance of any ACM that may be present in made soils is unlikely.

ACM within the building is a safety hazard, to which health and safety (and upon occupation, housing-) legislation applies. I therefore have no comments to make as regards asbestos within the fabric of the building other than to flag it as a both a risk & a liability (which the applicant will need to consider &/or manage during the course of internal works).

No adverse comments.

(JD)