

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/00793	Your Ref:	APP/18/00424
EH Case Officer Extn:	44 6677	Date:	17 May 2018
DC Case Officer:	Mrs Emma Chisnall		
DC Case Officer Extn:	6523		
Application Number:	APP/18/00424		
Site Address:	6 Nile Street, Emsworth, PO10 7EE		
Proposed Development:	Single storey rear extension incorporating 2 rooflights, log burning flue and sedum flat roof; replacement windows on first and second floor, windows and doors to front elevation. (Revised application).		

Observations / Comments:

I have reviewed the amended scheme, and note that the material changes relate to the replacement of extg. uPVC windows / doors with aluminium. It appears that the extension footprint / internal layout changes and both position & height of the flue are the same, or very similar to proposed under the original APP/17/00152.

Comments made previously are therefore considered to remain valid - these are reproduced below for completeness (*italics*).

I have reviewed the application documents & site history. I note the limited increase in floor area, but also that works involve the removal of structural external walls (and presumably, foundations).

The history of this site does include some contamination risk factors, outlined briefly below;

- From <1867 to >1883; orchard. Metallic / Arsenate pesticides, ash & combustion residues soil (improvers)*
- Sometime b/w 1932 & 1952, structures built across south of plot (ext'n areas), present until at least 1969 (HWU4844 identifies these as being 'lorry garages' (General automotive contaminants)*
- Between 1969 & 1974, properties demolished - Asbestos Risk*
- 1979, building constructed in South(formerly 4A) appears to have been replaced - Asbestos Risk.*
- Sometime b/w 1986 & 1992. Consent was granted for existing property, and it's construction was completed.*

Given that several phases of construction / redevelopment have been undertaken at the site, there is a likelihood of encountering general made ground (construction materials). The principal risk is considered to be the risk of made ground containing asbestos containing materials.

The commercial use of the site appears to be as a small scale transportation depot, likely serving a domestic removals business (garaging vehicles). There is a risk that some 'home base' maintenance would have been undertaken, and it is considered that the level of vehicle usage commensurate with a transport business would elevate the risk of accidental release of automotive fluids. If present, a vehicle maintenance pit could represent a deeper deposit made ground (typically to around 1.5m depth) which may contain waste materials.

The risks to occupants of the development from the above are generally relatively low, and would likely only be significant if contamination were readily apparent (e.g. via odours or staining of soils).

Risks associated with orchard use could be less evident, potentially comprising arsenic, chromium & lead - application of clinker may be relatively evident, but metals from pesticide or wood preservative origin may not be so apparent.

I am mindful that the risk sensitivity of the property will remain essentially unchanged, and that the proposed works are relatively limited, albeit to the area of the site where contamination risk is arguably greatest.

The most proportionate response to these risks is to recommend consent subject to a condition requiring any potentially contaminated soils (i.e those containing suspected asbestos cement sheeting or insulating panels, black stained, odours or ashy soils) be tested & appropriately dealt with if found to constitute an unacceptable risk in the context of the site. Suggested wording below;

Contamination (Watching Brief / Unexpected Contamination)

"In the event that suspected contamination (soil, groundwater or buried waste materials) is encountered during groundwork; works in affected areas of the site shall cease until a scheme to deal with the risks associated with the suspected contamination has been submitted to and approved in writing by the Local Planning Authority.

The scheme may comprise separate reports/statements as appropriate, but unless specifically excluded in writing by the Local Planning Authority, shall include;

- 1) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,*
- 2) An appropriate assessment of the risks to all receptors that may be affected, based upon 1), and;*
- 3) Where potentially unacceptable risks are identified by 2), a Remediation Strategy that includes appropriately considered remedial objectives and clearly defined proposals for achieving these, having due regard to sustainability*

All assessments, works, monitoring & other actions required by 1)-3) above (and B, below) shall be undertaken by competent persons, and the scheme shall be implemented as approved.

Prior to the occupation of any relevant part of the permitted development, EITHER of the following shall be submitted to the Local Planning Authority;

- A. A statement confirming that no suspected contamination was identified during development, OR;*
- B. Documentation in accordance with 1)-3) above; together with a Verification Report (where appropriate) demonstrating that remediation objectives have been met.*

Reason: *Having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011,*

DM17 of the Havant Borough Local Plan (Allocations) [2014], and the National Planning Policy Framework; there is a potential for contamination to exist at the site within made ground which could pose a risk to groundworks staff & future occupants"

Mr. Jonathan Driver
Environmental Control Officer