

HAVANT BOROUGH COUNCIL
Town & Country Planning Act 1990
Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/02234	Your Ref:	APP/17/01141
EH Case Officer Extn:	44 6677	Date:	28 November 2017
DC Case Officer:	Rachael McMurray		
DC Case Officer Extn:	44 6546		
Application Number:	APP/17/01141		
Site Address:	40-44 London Road, Purbrook, Waterlooville, PO7 5LJ		
Proposed Development:	Demolition of existing buildings and redevelopment to form 43 retirement apartments for older persons including communal facilities, basement parking provision and associated landscaping and 2 commercial/retail units		

Observations / Comments:

I have looked at the available documents against this application number, and note few relevant documents on the system other than a demolition notice & demolition asbestos report.

It is unclear precisely why we are being consulted, I assume that this application is being treated as being '*to determine whether prior approval of the method of demolition and site restoration is required*'.

On this assumption, I have few concerns. I note that no specific asbestos removal method or working (schedule of works) is provided. Given the variety of asbestos containing materials present at the site, I would consider it likely that fully licensed contractors should be used to undertake the asbestos removal works prior to the general demolition works commencing.

The Construction & Design Regulations, Control of Asbestos Regulations apply, and the asbestos is not a 'contaminant' until it is released to soils. In this respect the issue of asbestos within the fabric of the building is one for the developer or their principal contractor to appropriately manage, and I assume that all appropriate precautions will be taken.

I also note that condition no. 3 (contamination) remains outstanding. I have no objections to the demolition of above ground structures, however I would recommend that the scope of demolition avoid removal of below ground infrastructure & the grubbing up foundations at this stage. It is generally more appropriate to undertake removal of below ground elements following the undertaking of a suitable site investigation, and the approval of its results by the local planning authority. This avoids the risk of prejudicing the formulation of an effective Conceptual Site Model, and avoids a protracted phase of investigations.

Other than these comments, and on the basis of the above stated assumption, I have no objections to the application. In the event that I have misinterpreted the reason for consultation, please don't hesitate to contact me to discuss, and I will make further comment as appropriate.

Mr. Jonathan Driver
Environmental Control Officer