

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/01126	Your Ref:	APP/16/00492
EH Case Officer Extn:	44 6677	Date:	26 May 2017
DC Case Officer:	Simon Kennedy		
DC Case Officer Extn:	44 6138		
Application Number:	APP/16/00492		
Site Address:	Riders Junior and Infant School, Kingsclere Avenue, Havant, PO9 4RY		
Proposed Development:	Residential development of 25No. 2 to 2.5 storey 3 bed houses, 5No. 3 storey 4 bed houses and 8No. 2 bed apartments (Approved 17.02.17). Request to Discharge Condition No. 6 (26.04.17).		

Observations / Comments:

These comments relate to condition no.6 only. I have reviewed the Soil Waste Classification Report, and Ridge Asbestos delineation & remedial method statement.

For the purposes of condition 6, section 5 of the delineation and remediation strategy is taken to apply to the general development.

The provisions of the remedial method statement, alongside the specific asbestos watching brief & verification plan mentioned in 4.1, 4.2 & 4.3 (respectively) are taken to be actions taken under c.6 part iii) (reporting assessment activity, notifying the Local Planning Authority of relevant discoveries, agreeing remedial actions & standards, and evidencing works); all of which I would expect to be documented under the prior to occupation restriction c.6 B).

As regards the remedial work proposed for asbestos, I consider that there remains some uncertainty as to the extents of the construction & demolition waste deposit (which represents the risk of asbestos fibre presence), particularly toward the eastern boundary, and to the south of the identified impacted area. Whilst the method statement doesn't specifically state, I anticipate (and expect) that the work will seek to 'chase out' the identified deposit, and will not be limited to the indicative red-line area given on figure 3. I otherwise agree that given the history of the site (the relatively low magnitude of risk represented by the site as a whole), the investigation has been as comprehensive as is reasonable to expect, and lends a good degree of confidence to the appropriateness of the conclusions and proposed actions.

I recommend a partial discharge of condition 6, to include parts i), ii) & iii) (as regards outlining how these provisions are to be achieved), and to permit the commencement of groundworks & construction at the site.

The method statement and watching brief for asbestos mitigation, alongside verification of works (evidencing removal of all impacted material; confirming area / depth / volume removed, providing waste tickets, confirmation sampling, photos etc.) should be described / provided within a submission made to HBC under condition 6 B) prior to occupation of the units. This same submission may include the declaration in relation to the site-wide watching brief, or indeed any documentation of actions taken under c.6 iii) in relation to discovered deposits that were not intercepted by the intrusive investigation, nor covered by the current remediation proposals.

Best Regards,

Mr. Jonathan Driver
Environmental Control Officer