

Consultee Comments for Planning Application APP/17/00282

Application Summary

Application Number: APP/17/00282

Address: The Wellington Public House, 73 London Road, Waterlooville, PO7 7EX

Proposal: Application to determine whether prior approval is required for the demolition of The Wellington Public House and any proposed restoration of the site.

Case Officer: Lewis Oliver

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

It would appear that the application site has been occupied by a public house, and 'hall' since the earliest available mapping (1867). Some construction work appears to have been undertaken (in the form of minor extension, and construction of link-building-) between 1932 & 1952, and post 1974. There is a possibility therefore that asbestos containing materials may be present within the building as a result of these phases of alteration / refurbishment. Whilst I would recommend that a pre-demolition asbestos survey be undertaken, and that appropriate contractors be engaged to undertake any necessary removal, prior to commencement of demolition; this is principally a Health & Safety issue. It is not necessarily appropriate to address it as part of the planning process.

It is understood that an application is expected for redevelopment of the site - it may be appropriate to screen soils for asbestos containing materials / fibres as a condition of consent for redevelopment. It may at this stage also be appropriate to undertake a preliminary site investigation to confirm the absence of significant contamination risk, as on-site disposal of waste is a possibility in association with a Public House. Whilst a relatively low risk, this has proven to be the case at other Public Houses in the Area. I anticipate some provision for site investigation in connection with future development, however I do not consider that any provisions are necessary in connection with the method of demolition or site reinstatement.