

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/00274	Your Ref:	APP/17/00117
EH Case Officer Extn:	44 6677	Date:	03 March 2017
DC Case Officer:	Mr L Oliver		
DC Case Officer Extn:			
Application Number:	APP/17/00117		
Site Address:	3 Downley Road, Havant, PO9 2NJ		
Proposed Development:	Extension to west elevation of existing veterinary practice to provide further dog and cat kennelling with laundry area		

Observations / Comments:

I have reviewed the application and the available spatial resources. The application site forms part of the original gasholder compound, constructed between 1954 & 1960. Whilst not representing a former operational town gas works (which would represent a high risk), gas holders still represent a potential for significant contamination of soils via the condensation & dissolution, and subsequent leakage of hydrocarbon compounds and impurities from the gas under differing temperature & pressure conditions.

Proximity of the existing building, and it's former association increase the risk of preferential pathways existing between the holder and the development site, for example via current or former below ground service channels / ducting.

I acknowledge that the proposed development is relatively small scale, and relatively low risk in terms of exposure. However, contamination can be significant within the context of a commercial development (adult exposures in an employment setting), and so it would not be appropriate to ignore the potential.

The proposed structure appears to be a lightweight pre-fabricated structure - the application does not make clear what ground preparation / foundations may be required to support the structure - the manufacturers website appears to show a series of shallow pad foundations set within a compacted granular substrate, similar to a piling mat. In this way, significant excavation may not be required for the installation of the proposed modular extension, especially as the foul drainage pipework is conveniently located and services can be taken across from the existing building.

I am also mindful that it would be entirely disproportionate to require substantial site clean up in the event that significant contamination is found to be present. This must be balanced against the risks that might exist to future occupants of the site (employees).

It would seem disproportionate to require proactive site investigation, especially as the potential contamination source is essentially 'off-site' with reference to current boundaries, and the development of insufficient scale to hamper clean-up by others in future, should gross contamination be found to be present at the site. However, given that the potential contamination is likely to be represented by hydrocarbons, a significant risk is in practice only likely within a commercial setting if contamination is readily apparent (e.g. within near surface soils, and detectable by visual or olfactory means), so a requirement for a watching brief could be a feasible & proportionate way of responding to the theoretical risk.

Again, with reference to the likely contamination, I consider it feasible that risk mitigation could be achieved by means of shallow works (e.g. barriers, venting), which is considered to be proportional to the development, in the event that this is required.

I have no objections to the proposals, but would recommend that condition requiring the maintenance of a 'watching brief' during all intrusive groundworks for any unusual soil conditions, and also requiring that any suspicious material found is appropriately assessed with a view to characterising the degree of risk, and undertaking the minimum actions required for the protection of staff employed at the site. Suggested wording below.

Contamination Watching Brief

"In the event that suspected contamination (discoloured or odorous soil or groundwater, buried waste materials, tars or oils etc.) 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;

- i) Investigation in the vicinity of suspected contamination, sufficient to characterise it's nature, likely extent & mobility,*
- ii) An appropriate assessment of the risks to human health, based upon i), and;*
- iii) Where potentially unacceptable risks are identified by ii), a Risk Mitigation Strategy that includes appropriately considered objectives and clearly defined proposals for achieving these, having due regard to sustainability*

All assessments, works, monitoring & other actions required by i)-iii) 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 i-iii) above; together with a Verification Statement (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 and the National Planning Policy Framework, contamination may be present at the site as a result of previous &/or adjacent land use which could pose a risk to employees at the completed development"*

In the event that the applicant identifies any suspicious ground conditions during the course of works, Environmental Health would be able to undertake a site visit and provide advice as to the perceived significance (i.e. whether more formal assessment is necessary in accordance with the above condition, or not).

Mr. Jonathan Driver
Environmental Control Officer