

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/17/00345	Your Ref:	APP/16/00568
EH Case Officer Extn:	44 6677	Date:	03 March 2017
DC Case Officer:	Simon Kennedy		
DC Case Officer Extn:	44 6138		
Application Number:	APP/16/00568		
Site Address:	117 Elm Grove, Hayling Island, PO11 9ED		
Proposed Development:	Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road. (Approved 21.12.16). Request to Discharge Condition No's 3,8,9,and 14 (14.02.17).		

Observations / Comments:

I have now had opportunity to review the Envirochem 'Pre-Demolition Asbestos Survey', alongside the Shield Asbestos Removal 'Plan of Work for Licensed Asbestos Removal', and related documents/plans.

It is understood that the applicant has a tight schedule, and is keen to agree commencement as soon as practicable.

The Envirochem report is considered to satisfy parts 1 & 2 of condition 3. Similarly, the Shield plan of work is sufficient to satisfy part 3 in connection with licensable works. It is noted that the plan of work for removal covers only licensable work, and that some removal of non-licensable asbestos containing materials is required in connection with the demolition of the single storey ground floor elements required to facilitate cherry picker access to the externally tiled roof.

The Envirochem report indicates that at a minimum, removal shall be undertaken by trained operatives, with suitable equipment, following an individual (material / location specific) risk assessment to identify notifiable work. It is recommended that an HSE licensed removal specialist is used for this work. The former is taken to comprise the minimum specification for the formal proposal, and it is on this basis (together with the detailed proposal for licensable removal works) that it is accepted that the requirements of c.3 pt.3 are satisfied.

I support the partial discharge of c.3, to allow removal works (including the proposed demolition) to commence in accordance with the submitted proposals.

Part 4 of the condition may only be discharged upon completion of works, and upon completion of clearance air monitoring to be undertaken by Envirochem. It is anticipated that full discharge of condition 3 will be a formality upon completion of works & submission of a favourable completion report.

Mr. Jonathan Driver
Environmental Control Officer