

Mr Saunders
PDP Architecture LLP
2 Beechworth Road
Havant
PO9 1AX

Our Ref: APP/22/00581
Direct Line: (023)
Ask For: Ms Jennie Fox
Email: planning.development@havant.gov.uk
27 November 2024

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/22/00581

Site Address: Unit 14, Dakota Business Park, 14 Downley Road, Havant, PO9 2NJ

Description: Two storey side extension to existing warehouse (Class B8) and reconfiguration of car parking and relocation of cycle parking (Permission granted 10/11/2022). Request to Discharge Conditions 5 and 6 (Received 15/10/2024).

This decision relates to your request to discharge conditions which was valid from 15 November 2024.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/22/00581.

The conditions in respect of which information has been submitted are:

Condition 5:

Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water. The plan should detail all pollution mitigation measures to be adopted during the construction phase. This shall include management of overland runoff, storage of hazardous materials, chemical and hydrocarbons on site and temporary drainage infrastructure to ensure that water resources are not put at risk from leaks or spillages. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: Fugitive emissions from the site during construction could pose a significant threat to groundwater and therefore the local public water supply source and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

Details submitted:

Construction Environmental Management Plan by RJB Ltd

Condition 6:

Prior to the commencement of development, a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which any such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) shall be submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water. The development shall thereafter be carried out in accordance with the approved scheme.

Reason: The proposed site is situated in a sensitive groundwater catchment and there is a potential risk associated with groundworks in this area and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.

Details submitted:

Letter from Cowan Consultancy

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.
- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Alex Robinson

Alex Robinson

Executive Head of Place

Date: 27 November 2024