

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/01179	Your Ref:	APP/16/00813
EH Case Officer Extn:	4 323	Date:	26 August 2016
DC Case Officer:	Heather Lealan		
DC Case Officer Extn:	44 6523		
Application Number:	APP/16/00813		
Site Address:	Site of Former Warehouse, Stanbridge Road, Havant		
Proposed Development:	Reserved matters application for demolition of existing building and structures and redevelopment of the site with the erection of 1No. unit relating to layout, appearance and landscaping . Discharge of conditions Nos 3,4,5,6,7,10,14,15,16 of Outline Application APP/15/00284. (Site Option 2)		

Observations / Comments:

I have reviewed the submitted drainage strategy & materials schedule. I have no adverse comments to make in respect of c.14 (paving).

Re: c.5, specifically for the purpose of both c.7 & c.12; ("Curved Trapezoidal Built-up Metal Roof Profile") roofing material should be confirmed. Commercial metal sheet roofing represents a risk of leaching to roofwater, which may subsequently be transferred to soils where water is conveyed direct to soakaway for discharge (as is the case for some downpipes).

With respect to the Option 2 drainage layout, I note several factors which are unsatisfactory, and in some cases contrary to the requirements of c.12. Contributory factors are as follows:

- As above - roofwater discharges direct to soakaway without passing through any (stated) pollution control structure. Metal roof profiling (e.g. if primary material is zinc, lead, copper etc.) may leach metals to soils via this route. To resolve, applicant should i) confirm roof material (metal type) and finish / coating (e.g. galvanized, epoxy-coated, painted etc.) and ii) confirm type & location of any manufactured or natural interception features (to include catch-pits / down-pipe silt traps, filter drains etc.)
- Roofwater is on some runs combined with surface water runoff, passing through the proposed interceptor unit. c.12 requires separation of roofwater and surface water prior to discharge destination (e.g. soakaway or filter drain). To resolve, design changes are required.
- Interceptor spec not specified - full retention unit is fine, but roofwater should be separately conveyed unless unit is sized appropriately to handle peak flows without contaminant washout - though as above, c.12 seeks to avoid this unnecessary pollution risk. To resolve, applicant should confirm proposed unit specification / capacity.

At this stage, I would (therefore) object to the discharge of c.7 - principally due to the passage of roofwater via the interceptor unit.

Best Regards,

Mr. Jonathan Driver
Environmental Control Officer