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Our Ref: APP/22/00492
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Ask For: Ms Josephine Lacey
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25 April 2024

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

Application Number: APP/22/00492

Site Address: 31A North Street, Emsworth, PO10 7DA

Description: Construction of 6 No. Dwellings (2No.1bed, 3No.2bed 1No.3bed) with associated out buildings and parking, with minor amendments of design and siting - Revision of APP/19/00854.(23.11.22) Request to discharge condition 2 (05.07.23).

This decision relates to your request to discharge condition 2 which was valid from 05 July 2023.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Condition of Planning Permission APP/22/00492.

The condition in respect of which information has been submitted is:

Condition 2:

The development hereby permitted shall be carried out in full accordance with the risk mitigation works and construction watching brief outlined within the Ground Condition Consultant's Remedial Strategy Ref: J22-014-R02 v6.0 (26/10/2022), unless otherwise agreed in writing by the Local Planning Authority. The relevant areas for works described shall be adjusted as appropriate to reflect the layout, landscaping and building plans hereby approved, or as may be further adjusted under future applications or non-material amendments. Prior to the first occupation of any part of the development, a verification report which adequately demonstrates that the site remediation criteria have been met shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that future occupants of the development are not put at unacceptable risk from elevated concentrations of soil contaminants that are known to be present in samples taken from the site; in accordance with policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011, DM17 of the Havant Borough Local Plan (Allocations) [2014], and paragraphs 183-185 of the National Planning Policy Framework 2021.

Details submitted:

Asbestos Report uploaded 12/03/2024
Top Soil Analysis Report 1 uploaded 12/03/2024

Top Soil Analysis Report 2 uploaded 12/03/2024

Trial Hole Pictures uploaded 12/03/2024

Validation Report Overview Document 12/12/2023

CPL Ground Gas Protection Validation Report Ref: G221101-004VR (Dated 15/05/2023)

Parchow Groundworks Ltd. Cover System Validation Report PGW001 (Dated 29/09/2023)

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: 25 April 2024