

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From: Environmental Health **To:** Development Control

Our Ref: CONS/22/01333 **Your Ref:** APP/21/00875

EH Case Officer Extn: 44 6666 **Date:** 14 July 2022

DC Case Officer: David Eaves

DC Case Officer Extn: 44 6549

Application Number: APP/21/00875

Site Address: 11 East Street, Havant, PO9 1AB

Proposed Development: Construction of 6 No. three bedroom dwellings and associated car parking.

(Revised application). (Approved 10/12/2021). Request to discharge condition No/s 4 5 6 7 9 10 11 12 14 15 16 and 26 (received 3/05/2022).

A request has been made to discharge the following condition(s) on the above application: 9 AND 26

Condition 9:

No development shall commence on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction including to properties fronting North Street which are understood to have a right of access over the land;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Pollution mitigation measures to be adopted during the construction phase - including 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;
- (i) Specific outline of the means of surface water management during development.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and to avoid potential threats to groundwater and the local water supply sources

in accordance with policies CS15, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Condition 26:

The proposed site is situated in a sensitive groundwater catchment and there are potential significant risks associated with groundworks in this area. No piling shall take place unless and until full details of any proposed piling have been submitted to and approved in writing by the Local Planning Authority in consultation with Portsmouth Water.

The submitted details shall include:

- details of whether any piles would terminate within the Clay cover;
- If the piles penetrate the full depth of the Clay cover, a piling risk assessment and method statement (detailing the depth and type of piling to be undertaken and the methodology by which 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).

Any approved piling shall thereafter be carried out fully in accordance with the approved details.

Reason- Piling or any other foundation designs using penetrative methods can pose a risk to potable supplies from, for example, turbidity, mobilisation of historical contaminants, drilling through different aquifers and creation of preferential pathways and having due regard to policies CS15 and DM10 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Observations / Comments:

I can comment on this application as follows:

Discharge of Condition 9:

Construction & Environmental Management Plan 01st November 2021- Issue Date: 25th March 2022

It would appear that this CEMP potentially covers all developments on the following addresses: 5-7, 9 & 11 East Street and 10A The Pallant, Havant

It would also appear that demolition is already completed across the sites and groundworks and piling have commenced

Under the CEMP:

3.3 Noise:

3.3.1 General measures, reference is made to: 'Suitable plant and machinery shall be used at all times'. I would advise that the following is preferable:

Mitigation measures as defined in BS 5528: Parts 1 and Part 2 2009 and A1:2014 - Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.

Under 3.3.2 - working hours, it is also noted that the CEMP refers to a 07:30 start for construction times. I would ask that the following be added to any future discharge of condition.

The applicant is made aware that the hours of construction and demolition should be

limited to 08.00 - 18.00 Mondays to Fridays, 08.00 - 13.00 on Saturdays, and no working on Sundays or Bank Holidays. These hours shall also apply to site traffic and deliveries.

3.4 Dust:

I would advise that the applicant follow the measures for dust control as noted within the following:

The methods of dust control should be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities.

It is noted that Appendix A & B appear to be omitted from the CEMP and that no information appears to have been submitted to support items (h) & (i).

I would therefore object against discharge of this condition until such time as all required information is provided.

Discharge of Condition 26: Piling

Whilst this condition relates mainly to Portsmouth Water, I would advise that it would appear that piling across these sites appears to be nearing completion or is already complete.

I would further advise that the comments above, shall in no way prejudice any comments made by my colleague, Jonathan Driver, Environmental Control Officer.

Mr. Mark Moss

Regulatory Officer, Environmental Health