

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

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

Our Ref: CONS/22/00583 **Your Ref:** APP/19/00854

EH Case Officer Extn: **Date:** 08 April 2022

DC Case Officer: Mr G Christie

DC Case Officer Extn:

Application Number: APP/19/00854

Site Address: 31A North Street, Emsworth, PO107DA

Proposed Development: Demolition of the existing factory offices and out-buildings and construction of 6 No. Dwellings (consisting of 1No. 3 Bedroom House, 2 No. 2 Bedroom Houses, 1No. 2 Bedroom flat and 2No. 1 Bedroom Flats) with associated out buildings and parking (30.03.2021). Request to discharge condition nos 4 and 8 (15.2.22).

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

Condition 8:

No development shall take place, including any works of demolition, until a site-specific Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The plan should include, but not be limited to:

A programme of and phasing of demolition (if any) and construction work;

Protection of pedestrian routes during construction.

Location of temporary site buildings, compounds, construction material, and plant storage areas.

The provision of long term facilities for contractor parking.

The arrangements for deliveries/collections associated with all demolition and construction works.

Measures to minimise the noise (including vibration) generated by the construction process to include

hours of work (see footnote 1), proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s).

Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination.

The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

Wheel washing facilities.

Measures to control the emission of dust and dirt during construction
Provision for storage, collection, and disposal of rubbish from the development during construction period (see footnote 2).
Demolition and construction work shall only take place in accordance with the approved method statement.
Reason: To protect the amenities of nearby residential premises during the demolition/ construction phase of the development and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
Any views you wish to make should be returned to me no later than 21 days from the date of this email

Observations / Comments:

I shall only comment on the discharge of Condition 8.

The measures advised in the Construction and environmental management plan, are found to be satisfactory in the main.

However I am unable to support the discharge of this CEMP at this time for the following reasons:

There is no indication as to whether piling is to be used during the construction phase, or not. If it is, the method/s of piling have not been provided, which would indicate the quietest method has been chosen because of the close proximity of residential neighbours. The piling aspect needs clarification.

Under Contamination, it is advised that very small traces of Crysolite asbestos have been found in one of 5 samples done, which it is stated is not considered to pose a risk to human health. However there is always a possibility of uncovering additional deposits of this material during demolition or construction phases; clarity should be provided within the CEMP as to what measures would be employed if this were to be the case. Furthermore, it is felt that the CEMP discharge should be dealt with at the same time as the discharge for Condition 7, in light of the ground investigation already completed.

The above comments shall in no way prejudice any response / comments that may be or have been, submitted by Jonathan Driver, Environmental Control officer, Environmental Health.

M. Moss
Environmental Health Pollution Team