

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/01345	Your Ref:	APP/16/00940
EH Case Officer Extn:	44 6677	Date:	23 September 2016
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/16/00940		
Site Address:	Scottish and Southern Energy, Martin Road, Havant, PO9 5TH		
Proposed Development:	Application to determine whether prior approval is required for the method of demolition and site clearance of Former SSE Building, Bartons Road, Havant		

Observations / Comments:

I have reviewed the demolition method statement and the environmental context of the site, and would like to make some brief comments.

Contamination

I note that no previous potentially contaminating landuses present at the site - As identified in the statement, construction appears to post-date 160, and pre-date 1973; in one single development phase (no significant subsequent alteration).

I note that an intrusive / destructive pre-demolition asbestos survey is to be undertaken. Asbestos within the fabric of the building is expected to be adequately controlled under the CAR'12, and Environmental Health does not therefore need to review or approve this assessment or any removal works proposed.

The statement does make passing reference to possible 'grading' of the site. I would caution that this should be contingent on favourable soil conditions - there remains a possibility (if not a probability) that asbestos containing materials will be present within made ground deposited at the time of construction. Asbestos within the soil is a contaminant, and would fall within the remit of Environmental Health. The pre-demolition survey is unlikely to include inspection of site soils, and with reference to grading, localised deposits could amount to wider contamination following a site grading if materials are not appropriately identified and segregated.

It is unclear whether below ground works are to be limited to the removal of foundations, or may include site infrastructure such as fuel sources for (e.g.) uninterruptible power supplies (or other plant). It appears that a detailed buried service survey is to be undertaken to identify all below ground elements - I would highlight that it is of value to demonstrate that no below ground fuel storage or distribution infrastructure (or oil interceptor chambers etc.) is present, or indeed to confirm the location on site. These would be regarded as features that may be associated with localised contamination, which would be appropriate to address prior to, or in connection with the

onward development of the site.

I would also highlight the presence of a potentially contaminating landuse adjacent to the southern boundary of the site, and within 50m (Service & Repair Garage, Petrol Filling Station, and Former Avionics Manufacture). Whilst not necessarily likely, it remains possible that contamination originating from sites outside the curtilage could be encountered during removal of below ground elements to the maximum stated working depth of 2.0m BEGL.

For the above reasons, I would recommend that during all below ground works, the principle contractor implement & observe a robust watching brief for the presence of contamination (identifiable by visual / olfactory means). In particular, noting the presence of any buried asbestos containing materials, oils & fuels. Where identified, these materials should be left undisturbed until a suitable investigation can be carried out to characterise the nature and extent of the deposit / plume.

Nuisance (Dust / Noise)

The demolition method statement makes several provisions key to the minimisation of nuisance. On boundary treatment, hoarding would be recommended over fencing - with benefits over fencing including the minimisation of visual impact, control of dust, and damping of minor noise.

I note the content of section 4.3 & the following statement from page 5:

"All demolition, processing and concrete/masonry cutting works are to be damped down to act as a dust suppressant during the works. Working from one end to the other in a systematic bay by bay and section by section manner. Noisy works will only be permitted within normal working hours to minimise disruption to neighbouring properties. All neighbouring properties will be notified of the demolition works prior to them taking place and kept informed throughout the works."

Provided the works are progressed in general accordance with the above, I do not anticipate any significant nuisance issues. On this basis, I have no adverse comments to make.

Mr. Jonathan Driver
Environmental Control Officer