

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/02261	Your Ref:	APP/20/00529
EH Case Officer Extn:	44 6677	Date:	30 July 2021
DC Case Officer:	Paige Harvey		
DC Case Officer Extn:			
Application Number:	APP/20/00529		
Site Address:	Unit 3, Station Approach, North Street, Emsworth, PO10 7PW		
Proposed Development:	Single storey extension as a continuation from the existing warehouse with the addition of a single storey link building between the two, new parking platform near the entrance to building.(Revised).(23.10.20). Request to discharge conditions 1,2,3,4,5,6,7,8,10&11(20.05.21). A request has been made to discharge the following condition(s) on the above application: Condition 3 (Contamination Assessment) Condition 4 (Remediation Verification) Condition 6 (External Lighting / Floodlighting) Condition 7 (Externally mounted plant & equipment)		

Observations / Comments:

Condition 3 – Investigation of Contamination, and Contaminated Land Risk Assessment (Groundwater); Condition 4 – Verification of remedial scheme

I have reviewed the Soils Ltd. Letter Report Ref: 18780/LR dated 04/12/2020, and note that it's results are favourable. One Exceedance of a freshwater quality standard is noted, but only one exceedance is noted from four samples taken from the borehole profile, and it the maximum recorded value is not considered to be representative of concentrations typically liberated from the made soils by percolation processes. The EQS applies at the receptor, and represents an annual average limit value. As the exceedance was marginal, it is not considered to be a significant result.

Some other contaminants were represented in detectable concentrations, but not at levels considered to be of concern. The most harmful PAH compounds were all either absent or recorded at levels below the respective laboratory limits of detection.

The conclusions of the report are accepted, and I can recommend the discharge of Condition 3. As no remediation is necessary, there will be no works requiring verification. As a result, I can recommend discharge of Condition 4.

Condition 6 – External Lighting / Floodlighting

My interpretation of the wording of c.6 would be that it is intended to function as a compliance condition the does not require discharge unless/until a scheme of external lighting is proposed.

To maintain the intended protection of the condition, my recommendation would be to refuse to discharge c.6 at this time.

I do not anticipate this recommendation having any negative impact on the applicant's build schedule or occupation / use of building, but any future external lighting requirements will require approval of details, as intended by the condition.

Condition 7 Externally Mounted Plant / Equipment

It is assumed that the relevant documentation submitted for approval is the statement included within the cover letter stating that no externally mounted plant / equipment is required or proposed. As a Grampian style condition, this condition does require discharge and it is assumed that it will not be possible to maintain the planning control for future installations, as is the case for exterior lighting.

Environmental Health supports discharge of c.7 on the basis that no plant is proposed.

Mr. Jonathan Driver
Environmental Control Officer