

Consultee Comments for Planning Application APP/16/00630

Application Summary

Application Number: APP/16/00630

Address: 13-15 Park Parade, Havant, PO9 5AA

Proposal: Change of use from (D1) to (C3) to form 4No. 2bed flats and re-siting of external staircase.

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Environmental Health (Environment Team)

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: EHEnvironment@havant.gov.uk

On Behalf Of: Environmental Health Manager, Community Group

Comments

These comments relate to pollution / contamination issues only - further comments may be made under separate cover in respect to noise, vibration, external lighting or housing standards (another officer will be reviewing this application in respect of these matters).

Site History / Environmental Risks:

Park Parade was constructed between 1952 & 1955 on Greenfield land (Billy Lawn, managed parkland between at least 1867 & 1952). No prior potentially contaminative land use is indicated on historic mapping on land coincident with the application site, or it's immediate vicinity.

Asbestos containing materials are considered likely to be present within the fabric of the building unless previously stripped out. Within the context of a building conversion, asbestos within the building is considered to represent a site Health & Safety issue, rather than falling under the description of 'contamination'. Asbestos within soils (e.g. construction wastes) may be considered to represent contamination, though it is acknowledged that potential exposure pathways for future residents are likely to be very limited.

I have no adverse comments to make in respect of other environmental matters (e.g. air quality); and would only recommend that the following Asbestos Caution be applied as an informative, highlighting the applicants responsibility to identify any asbestos contained within the structure, and to appropriately manage (e.g. by encapsulation / identification) or remove & dispose of these materials.

Asbestos Caution (informative):

It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use. The build-date for this property suggests that Asbestos Containing Materials (ACM) are likely to have been used in the original construction. These materials may have been disturbed during prior alterations and could be present at the property as buried demolition wastes within topsoil / made ground under hard-standing or within landscaped areas. It is recommended that a pre-conversion Asbestos survey be undertaken to identify any ACM within the property that might be disturbed during construction works, in order that these may be appropriately managed. Buried demolition waste may be identified during the installation of new below ground services, when accessing enclosed service ducts or voids or undertaking landscaping tasks. In the event that any deposits / inclusions comprising fibrous or any other obvious waste materials be encountered during works, construction should cease in that area of the site until an appropriate assessment of the nature and extent of possible ACM has been undertaken, and appropriate actions taken to mitigate any identified risk. Your Building Control provider should be notified of any discoveries of buried suspected ACM to ensure that you remain compliant with the provision of controlled Document C. Environmental Health should be notified of any ACM identified within soils, and provided with details of how the material has been dealt with

Jonathan Driver (Environmental Control Officer)