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12 August 2016

**Town and Country Planning (Development Management Procedure) (England) Order 2015
Discharge of Conditions Application**

Application Number: APP/14/01228

Site Address: 58-64 Station Road, Hayling Island

Description: Demolition of servicing workshop (Hayden Garage) and construction of 3No. Office units and 5 dwellings, alterations to access and new car parking (approved 20.02.15) . Request to discharge condition No/s 5, 11, 12 and 13 (17.06.16).

This decision relates to your request to discharge conditions which was valid from 17/06/2016.

Havant Borough Council as Local Planning Authority hereby APPROVES the submitted application as meeting the information requirements of the following Conditions of Planning Permission APP/14/01228.

The conditions in respect of which information has been submitted are:

Condition 5:

Details of any external lighting to be installed as part of the development shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

Details submitted:

21412/217 Plan - External Lighting

Condition 11:

Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with the possible contamination shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.

1. The results of the site investigation proposed within the Dig-Geotech Ltd. Desk Study reports referenced 517/R01 & 517/R02, and (if appropriate), a suitable risk assessment, remedial options appraisal and remediation strategy based on these results, giving full details of the remediation measures required and how they are to be undertaken.

2. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (1) are complete, identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

All elements shall be adhered to unless agreed in writing by the Local Planning Authority.

Reason: Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers.

Details submitted:

Validation report Area A Domestic dated 11th August 2016

Validation report Area A-B Commercial Offices dated 20th May 2016

Condition 12:

No occupation of any part of the permitted development shall take place until a verification report has been submitted to and approved in writing by the Local Planning Authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan, and must demonstrate that site remediation criteria have been met. It shall also include any plan identified as being necessary for longer-term monitoring of pollutant linkages (a "long-term monitoring and maintenance plan"), including provision for maintenance and contingency action. The long-term monitoring and maintenance plan shall be implemented as approved."

Reason: Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers.

Details submitted:

Validation report Area A Domestic dated 11th August 2016

Validation report Area A-B Commercial Offices dated 20th May 2016

Condition 13:

If, during development, contamination not previously identified on site is found to be present, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be undertaken until a report has been submitted to and approved by the Local Planning Authority that details how that contamination is to be dealt with. Unless otherwise agreed in writing with the Local Planning Authority, all works outlined in the submitted report shall be adhered to.

Reason: Having due regard to policy DM10 of the Havant Borough Adopted Core Strategy (2011); Contamination may be present at the site as a result of both previous & current land uses (&/or activities) at the site that could pose a risk to future site occupiers

Details submitted:

Validation report Area A Domestic dated 11th August 2016

Validation report Area A-B Commercial Offices dated 20th May 2016

Reasons for approval

The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

- (1) This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For

further guidance as to the need for consent under the Building Regulations please phone 023 9244 6573.

- (2) Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way you should contact the Planning Development Service at the Public Service Plaza or by telephoning 023 9244 6015.

Andrew Biltcliffe

Andrew Biltcliffe
Head of Planning
Date: 12 August 2016