

Consultee Comments for Planning Application APP/16/00110

Application Summary

Application Number: APP/16/00110

Address: 6 Third Avenue, Havant, PO9 2QS

Proposal: Two storey rear and single storey side and rear extensions and flue.

Case Officer: Bee Crawford

Consultee Details

Name: Mr Environmental Health 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

Observations / Comments:

I have reviewed application documents & environmental context of the site. I note that Mark Moss has already provided comment on the proposed stack / flue.

With respect to contamination risks arising from past use of land, I note that the property was constructed b/w 1898 & 1909 on greenfield land formerly associated with the Denvilles Estate. The only potential contamination source in the immediate vicinity is a substantial (approx. 30m x 5m) glasshouse that was previously present (broadly) within the curtilage of #8 Third Avenue.

Glasshouses, particularly those of reasonable scale, were often either commercially operated, or used to grow produce that would otherwise be either very expensive to import, or would not be expected to survive the journey - often cultivars from warmer climates. For this reason, these structures were often heated. Similarly, intensive cultivation under artificial conditions often lead to use of artificial soil improvers (e.g. potash) and the use of chemicals to control pests & fungal growth (e.g. arsenic, copper).

Contamination from this type of source is often confined to the footprint of the structure, however some contamination is possible at adjacent sites - particularly if oil burners were used to heat it, or if town gas was produced locally for the purpose of heating (e.g presence of unmarked tar or liquor pits, or on-site disposal of spent fuels and solid wastes).

No associated structures appear to coincide with the subject site, and the presence of contamination at the application site is considered to be a low probability. While this is the case, if present, contamination could potentially be significant.

The type of contamination that could be present in connection with this structure (i.e. liquid fuels, ammoniacal liquors or tars, or arsenic associated with local gas production) would be expected to be readily apparent and if present within the footprint of the proposed extension, is likely to be identified during groundwork.

Contaminants associated with cultivation would normally be confined to the footprint of the former structure and are not considered likely to represent a significant risk.

Due to the low probability of presence, and the likelihood that any contamination that may be present would be readily identifiable by visual & olfactory means, conditions requiring the proactive investigation of soils are not considered to be reasonable.

I would however recommend that an informative be placed on any decision notice issued, in order to highlight the possibility of contamination, and the actions expected to be undertaken in the event that suspected contamination is identified during groundwork. Suggested wording below:

It is the responsibility of the developer to ensure that the development is safe & suitable for its consented future use upon completion. Contamination may be present at the site as a result of its current use, or the former use of adjacent land, and there is a possibility that such contamination might be identified during the course of development. In the event that any discoloured soils or groundwater, oily sheens, foul or solvent odours, or deposits / inclusions comprising obvious waste materials are encountered during groundwork, or if groundwork staff report acute symptoms (skin, eye or respiratory); works in that area of the site should cease until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. The local planning authority should be notified of the nature of the contamination, and how that contamination is to be dealt with

No conditions are proposed.

Mr. Jonathan Driver
Environmental Control Officer