

Consultee Comments for Planning Application APP/16/00603

Application Summary

Application Number: APP/16/00603

Address: E Block, Former BAE Systems Park Site, Elettra Avenue, Waterlooville, PO9 7XU

Proposal: Application to determine whether prior approval is required for the method of demolition of Block E and any proposed restoration of the site.

Case Officer: Heather Lealan

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

The construction date for this building is between 1982 & 1989, exact date is unknown. This potentially places its construction date at just prior to the banning of amosite & crocidolite (brown, and blue asbestos respectively) in construction products. The building was certainly built prior to the withdrawal of Chrysotile asbestos from the UK market. It is possible that asbestos containing products were used in construction, and may still be present within the building.

I note that the demolition method statement submitted does not address the risk (or otherwise) of asbestos being contained within this structure. Given the context of the site (in particular, adjacent landuses), I view this as a health & safety issue (as opposed to pollution / contamination). I expect the developer to appropriately assess the buildings for materials that require specialist removal / disposal, and to undertake & verify all works in accordance with best practice methods. I do not require sight of any assessment undertaken, or confirmation of removal works.

The closest residential property to the building is at around 140m, and in this way (assuming that the structure is clear of asbestos containing materials prior to commencement), it is anticipated that standard dust control measures (as proposed) should be sufficient to prevent nuisance or short-term adverse health impacts.

My records indicate that several fuel tank features are associated with the E block building. A site investigation has been undertaken in connection with the wider development site, and this has not identified any significant environmental releases from these features. It is expected that these features will be appropriately decommissioned & made safe if left in situ, or appropriately disposed of if removed. In consideration of the positive results from the site investigation, and relatively low risk materials stored (diesel fuel), the pre-approval of a specific decommissioning method statement is not considered to be necessary.

I would recommend the following informative on the decision notice in order to highlight the expectation that any impacted soils identified during the decommissioning of tanks or other potentially contaminating process infrastructure will be appropriately dealt with:

[Informative - Unexpected Contamination]

It is the responsibility of the developer to ensure that upon completion, the development is safe & suitable for its intended future use. Proposed works are likely to include the decommissioning &/or removal of potentially contaminating features at that site that may not have been comprehensively assessed during previous site investigations, and localised contamination may become apparent as these works progress. In the event that any discoloured soils or groundwater, oily sheens, fuel or solvent odours, or deposits / inclusions comprising fibrous or other obvious waste materials are encountered during demolition, works should cease in that area of the site until an appropriate assessment of the nature and extent of the suspected contamination has been undertaken. Environmental Health should be notified of the nature of the contamination, and how that contamination is to be dealt with