

Consultee Comments for Planning Application APP/16/00140

Application Summary

Application Number: APP/16/00140

Address: The Richard Cobden Public House, 74-76 West Street, Havant

Proposal: Revisions to approved application APP/15/00363: Conversion of existing Public House to create 5 No. flats.

Case Officer: Heather Lealan

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: FAO Environmental Health Manager, Community Group

Comments

I have reviewed the application, and note that in terms of groundworks, it differs from that previously approved in that more of the existing extensions are to be retained; requiring less intrusive groundworks (in terms of amount, and spatial extent).

Ground Contamination

Comments provided previously would largely continue to apply, other than that with the reduced scale & extent of groundworks (already relatively minor), the probability of encountering local waste deposits is further reduced - especially as these (if present) would likely be located at a position separated from the original building envelope by a reasonable margin, in the interests of structural stability.

On the same rationale as previously, I would recommend that the following condition be applied; If, during development, soil or groundwater that appears to be impacted by contamination is found to be present, no further development shall be undertaken until an appropriate assessment has been undertaken, and a report detailing how that contamination is to be dealt with, has been submitted to and approved by the Local Planning Authority. Unless otherwise agreed in writing, all works outlined in the submitted report shall be adhered to.

Reason: Having due regard to policies DM10 of the Havant Borough Adopted Core Strategy (2011), and DM17 of the Havant Borough Local Plan (Allocations) (2014); there is a low risk of the presence of Contamination associated with historic uses of land or buildings at the site that if present, could pose a risk to future site occupiers."

Otherwise I have no adverse comments to make in respect of ground quality.

Air Quality

No adverse Comments

Radon / Indoor Air Quality

The current application does not materially alter comments made previously, elements of which are reproduced below for reference:

It is highly unlikely that a site would ever be determined to be contaminated solely on the basis of Radon Risk.

[Radon Risk could be managed for this application by means of a-] bespoke condition to deal with radon, or reliance upon effective Building Control

[informative recommended, to read:] "The application site is within a Radon affected area. It is considered necessary for all new residential properties within affected areas to incorporate basic radon protection. It is requested that due consideration is given to the protection of both retained & newly constructed elements (from Radon), and in addition, to the appropriate post-completion measurement of indoor Radon concentrations in order demonstrate the effectiveness of measures implemented"

The applicant should be aware of buyers reasonable expectation that Radon gas would be mitigated as a precautionary measure within affected areas. Failure to do so (or inability to demonstrate that appropriate measures have been incorporated, or are effective) may affect the value of completed property; to purchasers &/or as mortgage loan security.

Further to the above, and given that the existing building is to remain substantially unchanged, it may be legitimate to quantify existing radon levels to determine whether a risk exists, prior to engaging in measures to mitigate an assumed risk.

It is relevant however that the property is both within an area of elevated risk, and is of a construction type which also carries elevated risk of ingress. It is noted that the ground floors are of solid construction, and may be of an age where incorporation of an integral moisture barrier is unlikely, and the structure may be porous as a result of its physical construction (e.g. materials used) condition (damage / modification / penetrations) or structural integrity (movement / cracks). These factors make this construction type vulnerable to radon ingress by means of the thermal stack effect when in occupation.

Drainage

It is noted that drawings indicate that existing rainwater goods are connected to the foul system (now public / adopted) in at least two locations.

Inspection chambers serving an unknown system are available in the rear access passage between no. 78 & no. 76 - these may serve the local surface water sewer system. Elements of the mapped Public Surface Water System are present within 40m of the premises to both the East & the West, and there is likely to be unmapped elements within closer proximity.

Given the structural alterations at the rear of the premises, every effort should be made to connect any new rainwater goods to the surface water system. Where possible, retained elements should be re-directed to connect to the correct system. New elements should not be connected above ground to retained elements.

Mis-connections such as these contribute to emergency discharges of untreated sewage to the Langstone Harbour during storm conditions, causing significant periodic pollution events. New connections are a matter for Building Control (hence no conditions are proposed), however I thought it worthwhile to put a formal record on the application for clarity on the expectation that this will be rectified unless there are significant overriding technical barriers that would render correct connection infeasible.

Mr. Jonathan Driver
Environmental Control Officer