

From: jonathan.driver@havant.gov.uk [<mailto:jonathan.driver@havant.gov.uk>]

Sent: 09 April 2015 08:00

To: Richard Nash

Subject: APP/15/00305 - 30 High St. Emsworth - EH Comment Re Contamiation (CONS/15/00464)

Richard,

Change of use on ground floor lowers risk profile of the site / development. As no specific contamination source has been identified from desk based sources, I withdraw the request for a formal (unexpected contamination) condition, but request that we include an informative (suggested wording in the attached).

Best Regards,

Jon

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00464	Your Ref:	APP/15/00305
EH Case Officer Extn:	44 6677	Date:	08 April 2015
DC Case Officer:	Richard Nash		
DC Case Officer Extn:	44 6538		
Application Number:	APP/15/00305		
Site Address:	30 High Street, Emsworth, PO10 7AR		
Proposed Development:	Conversion of ground floor from an unused bank A2 to a dentist practice D1. First and second floor existing flat to be renovated. Refurbishment of external building. Single story extension to rear of ground floor. Remove external steel stair fire escape. Create separate front entrance at ground level for flats on upper levels. Create stair core for fire egress.		

Observations / Comments:

I made comment on the previous application (APP/15/00125), recommending that groundworks proceed under a watching brief for gross contamination. The reasoning was based principally on the sensitivity of the proposed ground floor use (residential) to contamination that could potentially be present.

As was previously highlighted, no specific contamination source has been identified from the available information sources - rather the possibility has been assumed from the position / context of the building, and the configuration changes that have occurred during it's history.

The revised proposals place a commercial landuse within the ground floor extension. The exposure risk associated with employees (being of an age group excluding developmental & formative years and the elderly) is greatly reduced, and consequently the threshold of 'significance' of any contamination that might be present is increased.

Whilst the assessment of likelihood of encountering contamination on site remains broadly as for the previous proposals (site context remains unchanged, and new construction proposed that would involve foundation & service trench excavations etc.), the lower sensitivity of proposed ground floor use diminish both concern in respect of potential contamination within the site context (outlined previously), and the need for applicant confirmation that no suspected contamination was encountered (as conveyance / finance for commercial property tends to take a more pragmatic approach to risk than is typically applied to residential transaction)

I therefore have no adverse comments, and withdraw the recommendation for a condition relating to the encountering of material (soils / water) that is suspected of being contaminated.

It may be useful however to include an appropriate informative suggested wording below:

"You are hereby requested to ensure that where soil or groundwater that appears to be impacted by contamination is found to be present during groundworks, no further development be undertaken until an appropriate assessment has been undertaken, and a report detailing how that contamination is to be dealt with has been agreed with the Local Planning Authority. The works outlined in the agreed report shall be adhered to. (*e.g. stained or discoloured soils or groundwater – occurrence of unexplained oil sheens within excavations, solvent or oil odours, or the occurrence of skin irritation or other acute symptoms).*

This is to ensure that future employees & customers are protected from unacceptable exposure to chemical contaminants that could be present as a result of historic landuses both on & adjacent to the application site; to protect the fabric of the building, address the site owners potential environmental liabilities, and protect the commercial value of the property."

A handwritten signature in blue ink, appearing to read 'Jonathan Driver', with a horizontal line underneath.

Mr. Jonathan Driver
Environmental Control Officer