

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/00174	Your Ref:	APP/15/00032
EH Case Officer Extn:	44 6677	Date:	18 March 2015
DC Case Officer:	Richard Nash		
DC Case Officer Extn:	44 6538		
Application Number:	APP/15/00032		
Site Address:	36-38 North Street, Emsworth, PO10 7DG		
Proposed Development:	Part single storey, part two storey rear extension; rear external stair with access to first floor terrace area; removal of chimneys; installation of air conditioning units and ventilation flue.		

Observations / Comments:

It is understood that Mark Moss has responded with an objection, and recommendation for conditions in the event that you / the committee is minded to grant consent. These comments should be read in conjunction with Marks response, and without prejudice to his recommendations.

Comments here relate to ground Contamination & Air Quality only.

Ground Contamination

The application site (property) dates from <1866. There are no potentially contaminating landuses marked on available mapping throughout it's history, or known to the Council - although several outbuildings of various scales are marked in various positions between map issues, predominantly pre-dating common/widespread use of asbestos.

It is likely that the buildings were originally in residential property, but current commercial use means that previous commercial activity (cottage industry, or more formal) cannot be ruled out. Given the nature of traditional commercial activity within Emsworth being largely related to the marine industry, informal activity could potentially have resulted in a degree of contamination.

Made ground likely to be present on site as a result of construction & subs. demolition of outbuildings - if associated with prior commercial operation (not only construction/demo wastes) may not be inert. It is considered unlikely that any fill / made ground would be of significant depth, or represent a significant risk of methane generation..

The proposals are for low-sensitivity commercial prems. In absence of specific reason to suspect contamination, I see no justification for any requirement to confirm the absence- (or degree-) of contamination risk as a development pre-condition.

The proposals do on the other hand involve groundworks, and the extension of the footprint of the existing building(s). In the event that any contamination (not specifically anticipated to be present) is discovered during groundworks, it would be appropriate to require that the Council be notified, and that any significantly impacted material identified be dealt with in an appropriate manner.

If development control is minded to grant consent for these proposals, I would recommend that the following condition be included on the decision notice.

"If, during development, soil or groundwater is identified 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 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 policies and proposals E1 of the Hampshire County Structure plan 1996-2011 (Review), 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 at the site that could pose a risk to future site occupiers, resulting from historic uses of land or buildings .*

If no contamination is uncovered during groundworks, a statement as such from the principle contractor or applicant would be sufficient to discharge this condition upon completion of all below ground works (installation of foundations, hardstanding & services), a neither a specialist report, nor empirical sampling data would be necessary to confirm a lack of risk.

Air Quality

The proposed development is not considered to be sensitive in terms of exposure, and is of insufficient scale to be of material relevance to local air quality (as distinct from amenity). No adverse comment.

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

Mr. Jonathan Driver
Environmental Control Officer