

For the attention of:

Development Management Team

Enquiries to: Steve Mountain

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My reference: 2018-14

Your reference: APP/20/00285

Date: 26 September 2023

Dear Sir / Madam

Pre-Commencement Conditions, APP/20/00285

We intend to start work on site in the spring of 2024 on this project, subject to an agreed extension of commencement date which is required due to materials availability and the late delivery of other works within the project scope but not requiring planning permission. Please find attached and following, details as required to satisfy outstanding pre-commencement conditions 3 and 9 of the extant permission.

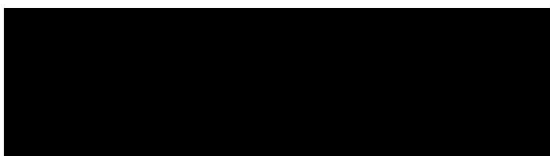
Please note, as previously advised in my letter of 12 January 2023, that this phase of the works (land raising) does not involve all aspects of the permitted works and therefore not all pre-commencement conditions will apply. From the responses to the information provided earlier, conditions 7 and 10 were satisfied whereas more information was required to discharge conditions 3 and 9. This is now provided.

Each condition is reproduced below, and the appropriate response then follows. The contractor appointed to undertake these works is L&S Waste, operating out of the Farlington recycling depot.

Where a condition is not mentioned in the information here supplied, we consider that this condition will not apply to the current phase of the works.

This information is submitted on behalf of the applicant, Portsmouth City Council.

Yours faithfully



Steve Mountain
Civil Engineering Team Leader

Relevant pre-commencement conditions

Condition 3. Prior to the commencement of any specific phase of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), A Materials Management Plan (MMP) shall be submitted to and approved in writing by the Local Planning Authority.

The Materials Management Plan shall apply to all grades of soils imported to the development land for the purposes of land raising & landscaping, shall be capable of adequately demonstrating the general suitability of all soils placed for this purpose, and unless specifically excluded in writing by the Local Planning Authority, shall establish;

- a) a chemical sampling schedule and quantitative acceptance criteria appropriate to both controlled waters receptor & the hydrogeological context of the site,
- b) an appropriate volumetric sampling rate,
- c) procedures which either prevent material being placed prior to chemical quality results becoming available, or to accurately record batch placement locations to facilitate remedial works in the event of significantly adverse results, and
- d) the data & information that will be collected to demonstrate that soils transported & placed under the plan are in accordance with the requirements of this condition, and that remedial actions required in response to adverse sampling results are adequate.

Soils from any source may be transported under the MMP, provided that the material is expected to be of suitable quality and a minimum of one representative sample is taken for each source location or supplier used.

RESPONSE: together with previously submitted documentation from January 2023, see attached documents "Hobby Close plan rev1 June 23" which shows the site layout as requested by the highway authority with parking areas allocated to each phase of the works. Please also see the updated Construction Management Plan "Materials Management Plan HBC22 v1.2 Rev 1" with relevant updated information highlighted in yellow. We consider this addresses the outstanding concerns of the highway authority and Environmental Health.

Condition 9. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing and of demolition (if any) and construction work including working and delivery hours;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Routing and frequency for construction vehicles;
- (i) ~~Details of leachate sampling undertaken on the intended material for the site prior to its use on site. [later phase of works].~~

Demolition and construction work shall only take place in accordance with the approved method statement and details.

RESPONSE: together with previously submitted documentation from January 2023, see attached document "Materials Management Plan HBC22 v1.2 Rev 1" which updates and clarifies various matters to address the objections of the highway authority (access, hours of operation), Portsmouth Water (pollution control measures), and of Environmental Health (pollution control, noise, dust).