PRIOR NOTIFICATION FOR DEMOLITION PLANNING APPLICATION REPORT REF. NO. D/15/75943

DESCRIPTION/ ADDRESS	Prior Notification of intent to demolish existing warehouse unit. Alpha Park Electron Way Chandler's Ford Eastleigh SO53 4ZR

An application for prior notification was submitted by the agent for the above application in February. Prior approval was found to be required due to the need for additional information, as follows:

Insufficient information has been submitted with the prior notification application to show the level of information required to address the Council's concerns.

Additional detailed information is required to demonstrate how noise and dust from the demolition process will be properly controlled;

The removal of the hard standing will need to take account of the potential for land contamination and the possible impact on the stream to the northern boundary of the site. A detailed method statement which includes the removal of the hard standing is required, taking account of the updated land contamination report.

Following receipt of the additional information, the LPA considers sufficient information has been received to grant prior approval subject to conditions relating to further site investigations for land contamination, as set out in the Land Contamination Report submitted as part of the sister application F/15/75988; a Construction Environment Management Plan, as set out in the AQDPA, restrictions on hours of demolition and no burning, to protect the amenity of nearby residents.