MEMORANDUM

From:	Head of Housing & Environmental Health	**To:**	Head of Development Control
Author:	David Reed	**FAO:**	Nicola Reid
Extension:	3352	**Extension:**	8493
My Ref:	EPCST/12/04372	**Your Ref:**	C/12/71416
Date:	23 October 2012	**cc:**	

C/12/71416 - Construction of detached three storey dwelling with boat house & associated landscaping (alternative design to planning permission C/26357/005/00)

Plot 2, land to the rear of Nightingale House, Beach Lane, Netley Abbey

Thank you for consulting this Service on the above application. I have reviewed the information provided / that held by this Service and I would like to make the following comments about the above application:

- The original planning application (C/26357/005/00) was, among other things, conditioned for land contamination. Site Investigation work was undertaken and the Remediation Method Statement submitted confirmed / outlined the protection measures required for this development. However, information have been submitted with this new application.
- The original planning application was also conditioned for piling. However, no details have been submitted with this application to confirm if piling is required / planned.

Therefore in the absence of information, I recommend that the following conditions are imposed for human health and amenity protection reasons:

"No development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the LPA. [British Standard BS10175:2011 'Investigation of potentially contaminated sites – Code of Practice' is a useful source of advice on site investigation] Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the LPA to certify that the works have been implemented in accordance with that scheme."

The applicant should be advised that in advance of the commencement of development the condition requires that the assessment be completed and approved. Also that as a result of the assessment, amendments to the design of building structures may be required, further that adequate provision of time needs to be made so the assessment can be completed before works commence on site.

The applicant should also be advised to contact Environmental Health to discuss the options open to them in order to comply with the above condition.

Further information and advice about developing 'Brownfield Land' can be found on the Council's website. The relevant web-page is entitled 'Development of Brownfield Land'.

NS23 - PILING
Development shall not begin until a scheme of work detailing the extent and type of piling proposed has been submitted to and approved in writing by the local Planning Authority.

NS05 - HOURS OF WORK
No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

NS21 - DUST
Developments shall not begin until a scheme of works to deal with dust from the site has been submitted to and approved in writing by the local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority.

NS18 - NO BURNING
The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the local Planning Authority.

Should you wish to discuss the matters raised here I shall of course be pleased to do so.

David Reed
Scientific Officer