MEMORANDUM

From:	Head of Housing & Environmental Health	**To:**	Head of Development Control
Author:	David Reed	**FAO:**	Gary Osmond
Extension:	3352	**Extension:**	8490
My Ref:	EPCST/13/02342	**Your Ref:**	F/13/72743
Date:	10 July 2013	**cc:**	

F/13/72743 - Two storey side and one and two storey rear extensions

33 COMMON ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HJ

This Service has identified the above application on a recent planning list. I have reviewed the information provided and wish to make the following comments:

- The application site is located adjacent to the site of a former brick works, as shown on historical ordnance survey mapping
- Our records do not show if the excavations for the former brick works were filled
- The development site and the brick works are linked by highly permeable strata
- The development includes a kitchen and 'future' WC
- The existing property is part of a semi-detached pair and within a residential area
- The development will include extensive work to the roof structure

As the proposed development has the potential to be effected by contaminants in the ground or gases / vapours associated with the filling of former brick works, I recommend that the following condition is imposed:

"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'.

Due to the location and the nature of the proposed work, we would also recommend that the following conditions are imposed for amenity protection reasons:

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.

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

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