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/16/01530	**Your Ref:**	C/16/78271
Date:	26 May 2016	**cc:**	

C/16/78271 - Construction of a three bed detached dwelling to plot 3 with access, garage, amenity space and landscaping

Land rear of Nightingale House, Victoria Road and accessed via 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 note the following:

- Existing residential properties surround the development site, with those to the north west in close proximity.
- It is assumed that access to the development site will be from Beach Lane.
- A Phase 1 Environmental Assessment (AEL-4491-SCP1-726877) was submitted with the application.
- No information about the construction process was submitted with the application.

Considering the above I wish to make the following comments:

The submitted Phase 1 report proposes that a watching brief should be undertaken during the groundwork's at the site and I do not disagree with this approach. In addition, the applicant needs to consider the impact of noise (including vibration) and dust from the construction process (including deliveries to the site) on the amenity of the existing residential properties. An adequate assessment needs to be undertaken and a document, which includes any proposed measures to be used on the site to minimise the impact on the amenity of the existing residential properties, submitted for approval.

I therefore recommend the following conditions / advise:

POTENTIAL LAND CONTAMINATION

In the event that contamination is found at any time when carrying out the approved development, that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. The following steps are then required to be undertaken in accordance with current best practice and shall be submitted to and approved in writing by the Local Planning Authority;

i. An appropriate investigation and risk assessment, and where necessary;
ii. A remediation scheme, and
iii. A verification report validating the measures in (ii) on the completion of the works.

CONSTRUCTION MANAGEMENT PLAN
The development shall not begin until the developer has submitted a comprehensive construction management plan that has due regards to noise, and to the details contained in the Best Practise Guidance - The Control of Dust and Emissions from Construction and Demolition, 2006 (London Authorities) and Guidance on the Assessment of Dust from Demolition and Construction, 2014 (Institute of Air Quality Management)
We 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.

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