

Subject: FW: [DC/24/96862] EAST HORTON BUSINESS PARK, KNOWLE LANE, FAIR OAK

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Friday, March 1, 2024 2:38 PM
To: Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>
Subject: [DC/24/96862] EAST HORTON BUSINESS PARK, KNOWLE LANE, FAIR OAK

Hi Rebecca,

Hope you are well.

I have reviewed the MEC Environmental Report V1 12/12/23. 'Gas membrane Installation Validation Report. East Horton Business Park. Knowle Lane, Fair Oak, SO50 7DZ'. Please see my comments below:

- The report indicates installation of gas membranes in Blocks A, B and E of East Horton Business Park was undertaken by UK Membranes Ltd, and independently validated by MEC Environmental Ltd. MEC indicates they have checked the CSCS cards and confirmed the installers hold NVQ Level 2 qualifications.
- Block A was inspected on 14/09/2023. The visual inspection indicated Juta GPH 0.6 has been installed all corners and pipe penetration sealed. A protected fleece was noted to be installed on top of membrane. All defects were corrected, and pictures of the inspection were included. Inspector decision: Pass
- Block E was inspected on 11/10/2023. The visual inspection indicates Juta GPH 0.6 has been installed all corners and pipe penetration sealed. A protected fleece was noted to be installed on top of membrane. Pictures included. Inspector decision: Pass
- Block B was inspected on 01/11/2023. The visual inspection indicates Juta GPH 0.6 has been installed all corners and pipe penetration sealed. A protected fleece was noted to be installed on top of membrane. Pictures included. Inspector decision: Pass

We agree that the installation of the gas membranes in Blocks A, E and B was satisfactory and according to the approved Remediation Method Statement (RMS) produced by EPG (August 2023), reference EPG/8615/2023/RMS/V1. However, the approved RMS states that the verification of gas mitigation measures (CS2 conditions - Type B building) involves the achievement of 3.5 points:

- installation of gas membrane = 2 points: obtained by the validation report mentioned above.
- foundation design - 250mm thick cast in situ monolithic reinforced ground bearing rafts, with minimal service penetrations = 1.5 points. No information was provided to demonstrate that the foundation was built according to the specified design. Therefore, we recommend this additional information is submitted to partially discharge condition 5 of F/23/94668.

It is also important to clarify that the applicant is seeking partial approval of Condition 5 (gas mitigation measures only – for Blocks A, E and B). A validation report should be provided for gas measures installation for Blocks D and C, as well as a validation report for implementation of mitigations measures detailed in Section 3.3 of the Remediation Method Statement (clean service corridor backfilling, material management plan, clean cover system in areas of soft landscaping, etc).

I trust the information above is of assistance. If you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

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