

Morris, Rachael

From: Morris, Rachael
Sent: 19 June 2024 09:32
To: Morris, Rachael
Subject: FW: [DC/24/97396] Land of the north side of Grange Road , Netley Abbey SO31 5FE - Discharge of condition 20 (VR)

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>
Sent: Wednesday, June 19, 2024 9:14 AM
To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Subject: FW: [DC/24/97396] Land of the north side of Grange Road , Netley Abbey SO31 5FE - Discharge of condition 20 (VR)

Hi again Rachel,

Apologies for the delay in the response. As discussed, please see my comments in relation the verification reports submitted for the discharge of condition 20 of planning O/16/78014:

- MEC Environmental Ltd. (09/05/2024). Gas membrane validation report. ELiva Homes. Royale Victoria Grange. 2 Grange Road, Netley, Southampton SO31 5HZ. V2, including plots 1,2,3,4,5,6,7,8,9,10,11,25,26,42,43,44,48,49
- MEC Environmental Ltd. (30/04/2024). Gas membrane validation report. ELiva Homes. Abbey Fruit Farm, Phase 2. 2 Grange Road, Netley, Southampton SO31 5HZ. V2, including plots 12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,33,34,36,38,39,40,41,50,51,52,56,57,58,59,60,61,62-66,67,68,69,70,71,72,73-76,77,78,79,80,81,83,84
- Geo Environmental Ltd. (24/10/2019). Remediation Strategy and Verification Plan. Grange Road, Netley, Southampton, Hampshire, SO31 5FH. Reference GE17635-RSVP-OCT19v1.1

The Remediation Strategy (Geo Environmental, October 2019) indicates that due to the nature of encountered ground conditions beneath the site comprising irregular layers of permeable strata with the potential to allow for ground gas migration, and the outcome of the updated ground gas risk assessment (indicating CO2 concentrations up to 6.9%), CS2 gas protection measures are required within the proposed development. In order to satisfy CS2 requirements, a minimum gas protection score of 3.5 points should be achieved, in accordance with BS8485:2015 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'. The Remediation Strategy does not explicitly indicate how this score will be achieved; however, it can be inferred that this score of 3.5 points will be achieved by:

- Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations – 1.0/1.5 points
- Gas resistant membrane verified in accordance with CIRIA C735 – 2.0 points
- Passive ventilation system – 0.5 points

The Verification Reports provided by MEC Environmental Ltd indicated that gas membranes were installed by two different companies: UK Membranes and MB Membranes. The reports indicate installers qualifications were checked; however, no information was provided confirming this. The installers reports were not included. The specifications sheet of the gas membrane was not provided. Can the applicant provide this additional information?

The Verification Reports contain details of site inspection visits, including visual verification of the membrane (supported by photographs of joins, penetrations, corners, presence of air bricks for ventilation in some plots, etc) and integrity test carried out in different plots. It is noted that no defects were noted in any of the inspected plots. Plots 32 and 35 could not be inspected as they were already insulated and screeded prior

visit, MEC Environmental indicate that a retrospective tracer gas test could be carried out if independent verification is required. The Verification Reports conclude that the gas membrane installations were undertaken in a workmanlike manner, the materials were adequately prepared and applied, used and fixed so as to perform adequately the functions for which they are intended as per Regulation 7 of the building regulations.

We agree with the conclusions of these reports in relation the installation of gas membranes on the mentioned plots. However, the verification of the gas membrane installations only gives 2.0 out of 3.5 points in accordance with the BS8485:2015, can the applicant provide information about how the remaining points to comply with CS2 conditions were achieved?

In addition, the Remediation Strategy indicates a discovery strategy for the event of any unexpected soil conditions that may be encountered during the process of site preparation and construction. Can we have confirmation that no unexpected contamination was encountered?

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

Best regards,

Yacklin

Yacklin Panza

Pollution Control Specialist

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