

Morris, Rachael

From: Panza, Yacklin
Sent: 09 September 2024 08:00
To: Morris, Rachael
Subject: RE: [DC/24/97396] Land of the north side of Grange Road , Netley Abbey SO31 5FE - Discharge of condition 20 (VR)

Hi Rachel,

Apologies on the delay on responding to this.

I have reviewed the additional submitted documents:

- Installation certificates from MB Membranes Plots 12-24,31,36,38-41,51,52
- Technical details of the gas membrane used.
- Comments from Robert Healy (Architectural Technologist - Elivia Homes Southern) via email on 20/08/2024.

Please note my comments below:

The applicant has submitted installation completion certificates for plots 12-24,31,36,38-41,51,52 only, and confirmed that the protection measures for uninspected plots 32, 35, 45, 46, 47, 53, 54, 55 were installed by the same team and in the same manner as the inspected plots, and have been treated consistently with the same gas barriers, air space below beam and block, and air bricks for ventilation.

I noted that there is no information on gas protection measures installed for plots 37,82,85,86,87,88,89 (not mentioned in my previous comments).

In conclusion, the information provided by the applicant seems comprehensive for the majority of the plots; however, in order to discharge planning condition for uninspected plots 32,35,37,45,46,47,53,54,55,82,85,86,87,88,89, we require that additional information is provided to demonstrate the gas protection measures were installed in accordance with the Remediation strategy, in addition to the assurances given by the applicant.

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

Best regards,

Yacklin

Installers reports: It was noted that reports from the installers were not included. If these reports or records of the installation process exist, could the applicant please submit them for our records?

- Gas membrane specification sheet: The gas membrane specification sheet has been provided and agreed upon.
- Compliance with BS8485:2015 for CS2 Conditions: It was indicated that the requirement to achieve 3.5 points has been met as follows: 2.0 points from the installation of the gas membrane and an additional 2.5 points from the sub-slab venting system, which consists of a 200mm open void with venting provision, as confirmed by Elivia Homes. To further validate this, MEC Environmental conducted a venting calculation exercise, demonstrating that the venting system significantly exceeds the required performance under Building Regulations. This approach is deemed acceptable.
- Inspection of Plots 32 and 35: These plots were not inspected as they had already been insulated and screeded prior MEC visit. Could the applicant please confirm their satisfaction with the installation of protection measures in accordance with the agreed Remediation Strategy in those Plots?

Information on Plots 45, 46,

Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

Mobile: 07557 327776

From: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

Sent: Tuesday, September 3, 2024 12:52 PM

To: Panza, Yacklin <Yacklin.Panza@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 Yacklin,

Sorry to chase on this but have you had a chance to review the below and attached?

Many thanks,
Rachael

Rachael Morris

Senior Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8463

From: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

Sent: Wednesday, August 21, 2024 8:51 AM

To: Panza, Yacklin <Yacklin.Panza@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 Yacklin,

Please see the attached and below in response to your consultation.

Please let me know your updated comments.

Thank you,
Rachael

Rachael Morris

Senior Planning Officer

Planning & Environment - Planning/Development Management

Ext.: 8463

From: Robert Healy <robert.healy@eliviahomes.co.uk>

Sent: Tuesday, August 20, 2024 8:34 PM

To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

Subject: RE: [DC/24/97396] Land of the north side of Grange Road , Netley Abbey SO31 5FE - Discharge of condition 20 (VR)

Please see my comments below:

- Installers reports: It was noted that reports from the installers were not included. If these reports or records of the installation process exist, could the applicant please submit them for our records?
Please find attached instillation completion certificates for plots 1-24 & 31,36,38, 39, 40,41, 51 & 52
- Inspection of Plots 32 and 35: These plots were not inspected as they had already been insulated and screeded prior MEC visit. Could the applicant please confirm their satisfaction with the installation of protection measures in accordance with the agreed Remediation Strategy in those Plots?
Yes these were installed by the same people and in exactly the same way as the other plots on site. We are satisfied that these stand up to the requirements as per all other plots.
- Information on Plots 45, 46, 47, 53, 54, 55: It is noted that no information has been submitted with regards these plots. Could be applicant provide details on the remedial measures installed within these plots?
All plots have been treated the same, with the same gas barriers, air space bellow beam and block and air bricks to allow for ventilation.

Kind regards

Robert Healy

Architectural Technologist | Elivia Homes Southern

DD 01489 773 569 **T** 01489 773 577 **W** www.eliviahomes.co.uk



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E L I V I A

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From: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

Sent: Tuesday, August 20, 2024 10:42 AM

To: Robert Healy <robert.healy@eliviahomes.co.uk>

Subject: RE: [DC/24/97396] Land of the north side of Grange Road , Netley Abbey SO31 5FE - Discharge of condition 20 (VR)

Hi Robert,

Just checking you have received the below?

Kind regards,
Rachael

Rachael Morris

Senior Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8463



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

Sent: Wednesday, August 14, 2024 9:35 AM

To: Robert Healy <robert.healy@eliviahomes.co.uk>

Subject: FW: [DC/24/97396] Land of the north side of Grange Road , Netley Abbey SO31 5FE - Discharge of condition 20 (VR)

Hi Robert,

Please see the below questions and let me know your responses to these along with any requested information.

Thank you.

Kind regards,
Rachael

Rachael Morris

Senior Planning Officer

Planning & Environment - Planning/Development Management

023 8068 8463



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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Eastleigh Borough Council

From: Panza, Yacklin <Yacklin.Panza@eastleigh.gov.uk>

Sent: Tuesday, August 13, 2024 4:53 PM

To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

Subject: [DC/24/97396] Land of the north side of Grange Road , Netley Abbey SO31 5FE - Discharge of condition 20 (VR)

Hi Rachel,

I have reviewed the additional information sent by MEC Environmental reference MEC_LR/25June24/SO31 5HZ dated 25/06/2024, in response to my previous response.

Please see my comments below:

- Installers reports: It was noted that reports from the installers were not included. If these reports or records of the installation process exist, could the applicant please submit them for our records?
- Inspection of Plots 32 and 35: These plots were not inspected as they had already been insulated and screeded prior MEC visit. Could the applicant please confirm their satisfaction with the installation of protection measures in accordance with the agreed Remediation Strategy in those Plots?
- Information on Plots 45, 46, 47, 53, 54, 55: It is noted that no information has been submitted with regards these plots. Could be applicant provide details on the remedial measures installed within these plots?

Best regards,

Yacklin

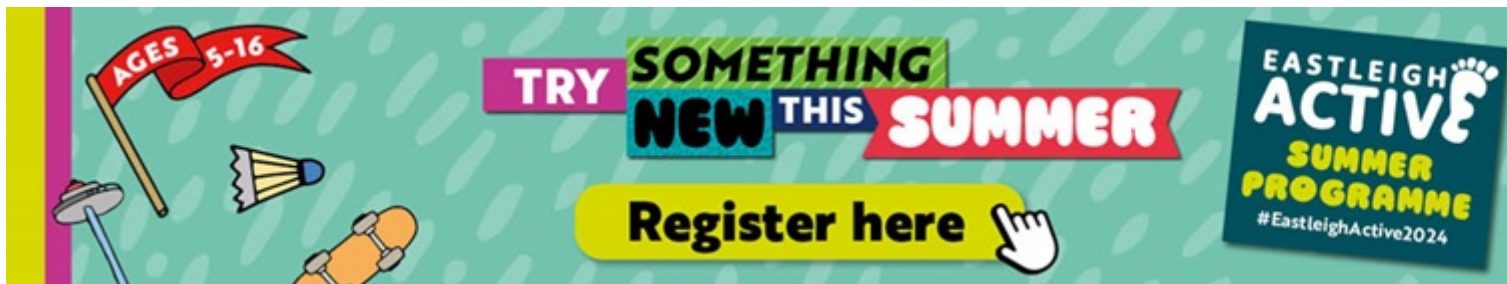
Yacklin Panza

Pollution Control Specialist

Planning & Environment - Pollution

Ext.: 8058

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