

Altman, Rebecca

From: Panza, Yacklin
Sent: 28 October 2024 16:55
To: Altman, Rebecca
Subject: [DC/24/98344] Happy days Nursery , Nairn Road, Boorley Green, SO32 2SH - Conditions 3 (CEMP) and 6 (gas remediation)

Follow Up Flag: Follow up
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Categories: Conditions, Consultation responses

Hi Rebecca,

Thanks for contacting the Pollution Team on the application DC/24/98344 for the discharge of conditions 3 (CEMP) and 6 (gas remediation) of F/23/96256 for the Erection of a single storey children's nursery with off road car parking (Happy days Nursery at Nairn Road, Boorley Green, SO32 2SH. Please find my comments below:

Condition 3 - CEMP

I have reviewed the submitted Construction Management Plan (no date) for Pre-school Nursery Boorley Green, Nairn Road, Planning ref: F/23/96256. Condition 3. The document includes information on the work programme, type of foundation, site preparation and enabling works, access to site, construction and delivery times (with some restrictions to minimize disruption during school hours), site security and CCTV to prevent unauthorised access.

The plan specifies that hard standing will be formed to set up a site compound and loading/ unloading materials, and contractors parking to minimize soil transfer to highways (although no shown on a site plan). Measures such as wheel washing on site and a road sweeper provision (if necessary) to manage debris on nearby roads are included. Environmental management practices to mitigate noise and dust generation are briefly noted, following good industry practices.

The plan seems to cover all the requirements outlined in Condition 3; therefore, I recommend its discharge. Additionally, the summary of conditions documents submitted indicates that the CEMP is based on the already in place CEMP for the entire consortium, which addresses complaints procedures, among other things.

Ground gas remediation

I have reviewed the Geo-Environmental Ground Appraisal Report (dated 10/10/2024) reference GE22665/GARv2/OCT24 version 2.0. The report outlines the findings of a recent ground investigation report comprising 5 No. boreholes with the installation of 3 No. monitoring wells. The ground conditions encountered generally were topsoil up to 0.40m bgl overlying Wittering Formation. London Clay Formation was hit at 1 location at 4.90mbgl. No organic materials were noted during ground investigation works, consistent with the previous investigations (GeoDyne, 2019).

A total of 4 No. monitoring rounds were conducted during falling/ steady atmospheric pressure conditions (worst case scenario). CH₄ was detected in 2 occasions at WS102 (0.3 and 1.1%); however, the steady concentration readings were 0% on all occasions. Slight concentrations of CO₂ above 5% were recorded at WS102 and WS103. Flow rates were up to 1.5l/hr. Using these worst-case values, a GSV of 0.0945l/hr for CO₂ and 0.017l/hr for CH₄ has been calculated according to BS8485. Although CO₂ levels exceed the CS1 threshold, the consultant concludes that no significant on-site source of carbon dioxide as a bulk gas has been established, therefore CO₂ is most likely to be attributable to biological respiration within the soils surrounding monitoring wells. This, in addition to diffusive conditions, the frequency of the exceedances and the marginality of the exceedances of the limiting concentrations for CO₂, then the entire site is classified as CS1 and no mitigation measures are required.

The report also indicates further assessment on radon is recommended. It is noted that the applicant has submitted additional information on radon on January 2024 (in the form of UKHSA Radon Report), where it is indicated that the site is not located within a radon affected area.

Based on the above, I am satisfied with the findings of the assessment and confirms that no ground gas remediation is necessary for the site. Therefore, condition 6 can be discharged.

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

Best regards,

Yacklin

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