

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/01973	Your Ref:	APP/18/00478
EH Case Officer Extn:	44 6677	Date:	31 January 2019
DC Case Officer:	Rachel Ballam		
DC Case Officer Extn:	6143		
Application Number:	APP/18/00478		
Site Address:	Land adjacent to Fulflood Road, Havant		
Proposed Development:	Application for variation of Condition 15 of Planning Permission APP/15/01233 relating to internal layout, fenestration layout and main entrance (approved 16.8.18). Request to discharge condition No. 6 (3.09.18). Request to discharge condition No's 3, 4, 9, 11 and 14 (10.09.18). A request has been made to discharge the following condition(s) on the above application: Condition 6: (Contamination Assessment, Remediation & Verification)		

Observations / Comments:

In line with our discussions, and recent direct exchanges between Environmental Health and PDP Architects, this memorandum is intended as a formal qualified acceptance that documents submitted to date are sufficient to enable Environmental Health to support a discharge of all parts of condition 6 to APP/18/00478 on a site wide basis.

This recommendation is made on the basis of;

- A critical appraisal of Structural Soils Ltd. Interpretive Report on Ground Investigation Ref: 733845-1 (01) dated 29/11/2018,
- The general provisions of the Structural Soils Ltd. Remediation Strategy Report Ref: 733845-2 (01) dated 24/01/2019
- The indicative details given on PDP architects drawing Ref: 27974-PD400 'typical section' dated Jan 2019
- The interpretation given below of section 4.1.1 to 733845-2 (01), in relation to the mitigation of Ground Gas risks.

In respect of Ground Gas, it is recognised that the construction project is being let on a "Design & Build" basis, and that detailed design, installation and validation provisions for the gas protection measures are to be made the responsibility of the successful contractor.

In the absence of any further informal agreement to the contrary, section 4.1.1 of the Remediation Strategy Report, and the typical section details is interpreted for the purposes of condition 7 to APP/18/00487 to oblige the developer to;

- Prepare a detailed design report describing the items outlined in 4.1.1 of the Remediation Strategy Report which includes a verification plan or statement in general accordance with CIRIA C735; and to present that report to the LPA for agreement.
- Implement a proprietary gas protection system suitable to mitigate a building risk score as determined by Tables 3 & 4 to BS8485:2015, corresponding to the final structural support design adopted.
- To maintain a slab thickness which minimises the risk of equipment 'bolt-down' anchors penetrating the gas protection system
- Specify a gas barrier which has a performance rating equivalent to that of the Visqueen 'Gas Barrier' Product, at a minimum meeting the criteria of BS8485 for a gas resistant membrane, and having typical permeabilities of <0.15 & $14.6 \text{ ml.m}^2.\text{day}^{-1}.\text{atm}^{-1}$ for CH_4 & CO_2 respectively
- Ensure that the gas barrier selected is installed in line with the manufacturers recommended system, including all associated edge detailing, top-hat service sealing products, puncture protection, cavity trays, primers, adhesives, transitional and dual purpose products (where damp protection is also required), and;
- Ensure services penetrating the gas protection system are placed to allow sufficient space (e.g relative to walls / partitions, and other services) for the gas protection system manufacturers sealing system to be implemented as recommended, without compromising recommended overlaps.

The future application for discharge of c.7 to APP/18/00478 will be expected to be capable of adequately demonstrating that the above elements have been implemented to the standards implied by the verification plan mentioned at 4.1.1, or as approved in accordance with the same approved provision.

If it is necessary to discharge both c.5 & c.6 to APP/15/01233 in addition to both c.6 & c.7 to APP/18/00478, this office will treat both conditions in an identical manner, and this response may be taken as a recommendation to discharge c.5 to APP/15/01233 on the same basis.

Mr. Jonathan Driver
Environmental Control Officer