

KEITH SWAIN DESIGN

Engineering Designs

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fast track accredited planning agent

GAS RESISTING FLOOR AND GARDEN COVER SYSTEM

The enclosed information relates to full Planning Permission 24/0459/FUL (Single Storey Rear Extension) **Discharge of Condition No 4.**

ASSESSMENT

The site appears to be adjacent to or on a Potentially Contaminated Land (PCL) were there is either an actual ground gas-generating source (GGGS) or potential GGGS.

The original site may have been subject to a Contaminated Land Planning Condition and as the site is fully developed, it is safe to assume that this Condition was successfully discharged.

Condition No. 4 summary:

- A
 - i What gas membrane will be used.
 - ii Installation and integrating details.
 - iii Name of installer and completion certificate from Building Control
 - iv Validation of the membrane.
- B
 - i Excavated materials disposed of at a licensed depot for receiving waste.
Cover materials used at least equivalent to existing site materials.
- C
 - Prevention of fugitive dust and particles via water suppression.

INVOLVEMENT

The proposed extension will involve a discharge of the current **Condition 4** of the approval certificate 24/00459/FUL and Building Regulation Approval for the works.

Following on will be a Building Control Completion Certificate for the works.

Other duty holders will include the main contractor/contractors who have not been appointed yet (**Condition A iii**), the designer (Keith Swain), licensed waste carriers, depots receiving the waste, sources for imported materials (**Condition B i**) .

EVALUATION.

Treatment for Potentially Contaminated Land varies depending on the complexity of the proposed development and is essentially a system that involves Cover and Capping system for surrounding land (garden in this case) and a Gas Protection method for the property and fully integrated with existing gas resisting measures.

The land use is minimal and hence the volume of excavated materials and importation of cover materials is low (equivalent to 8 ton skip).

DESIGN

Construction Industry Research and Information Association (CIRIA) offer guidance on contaminated land, remediation for new developments, cover systems for domestic gardens, contamination identification, verification reports and a variety of other subjects underpinning the general suitability of use of materials and/or fit for purpose materials etc. The Local Authority Building Control has standard issue construction data for this proposal and type of construction and shall be used here.

The condition applied here essentially asks for a gas resisting floor to be installed in the small extension and that a suitable cover and capping material is retained around the development area.

It is anticipated that the surrounding ground has a 700mm cover system comprising 450mm top soil/sub soil with an under layer 250mm of capping material (**Condition A ii**) Site excavations can prove this or similar treatment during which time there will be full water spray suppression of dust and fugitive particles (**Condition C**)

Most home extensions in this area are normal developments and guidance on construction is often obtained from the Building Control Department. So the design will essentially be the standard Gas Resisting Floor Method issued by Building Control. This will contain the level of fill, the reinforced concrete slab, the gas membrane (1200g visqueen, **Condition A i**), suggested fill material and ventilation of the new floor space. The adopted specification forms part of the Building Regulation approval drawings and work will not commence until full approval has been achieved. On going matters such as site photographs, evidence of waste disposal, evidence of imported materials, various documents/certificates of compliance of suitability of construction materials will be issued as work continues. Full set of documents will form part of the Building Control Completion Certification process including the validation of membrane (**Condition A iv**).

Conclusion is for the Planning Office to accept this proposal as Discharging the Condition No.4 on Approval certificate 24/00459/FUL

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