

Buttery, Lucy

From: Andrew Riley <andrew.riley@ashwoodhomes.co>
Sent: 01 September 2020 14:41
To: Armour, Susan (SHBK)
Cc: Adam Jagger; Buttery, Lucy
Subject: RE: H09-0523-20
Attachments: We sent you safe versions of your files; 2020.09.01 - COVERING LETTER.pdf; 35-GMD-01 - REV.A - Gas Membrane Detail.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Good Afternoon Sue,

Please see attached and our responses below in green.

Kind Regards

Andrew Riley HND BSc(Hons)PgCert
CAD & Technical Coordinator

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From: Armour, Susan <Susan.Armour@Breckland-Sholland.gov.uk>
Sent: 01 September 2020 12:10
To: Andrew Riley <andrew.riley@ashwoodhomes.co>
Cc: Adam Jagger <adam.jagger@ashwoodhomes.co>; Buttery, Lucy (SHDC) <lbuttery@sholland.gov.uk>
Subject: RE: H09-0523-20
Importance: High

Good morning,

I've had a quick look over the GeoDyne RMS, your amendment letter of 19/8/2020 and your drawing ref 35-GMD-01 'Gas membrane details' dated Aug 2020. My comments are quick and to the point as today is my only working day this week and Lucy is keen to resolve this week.

The Geodyne recommendations for the cover system look fine. However your letter of 19/8 suggests the remediation is 150mm capping layer. It's not, its 600mm in back gardens, less in front gardens and POS. **Please confirm that you have read and understood the remediation and verification requirements set out in their report.** I can confirm that the remediation and verification requirements have been read and understood. Revised covering letter attached, with amended capping layer proposals, apologies for the inconsistency.

Regarding the gas protection measures, there are some significant discrepancies between the GeoDyne report and your drawing, as well as some missing detail as follows:

- GeoDyne has specified CS2 in accordance with BS8485:2015+A1:2019. This is different to the NHBC traffic light system, and not the same as Amber 1. They are not interchangeable. **Please find attached revised drawing with reference to NHBC traffic light system removed.**
- The exact membrane to be installed has not been detailed. **Visqueen low permeability gas membrane, or similar approved to be installed.**
- The GeoDyne report recommends a specialist contractor installs the membrane. **A suitably qualified and experienced contractor will be appointed**
- The validation requirements set out by GeoDyne are different to those on your drawing. **Please find attached revised drawing with updated validation requirements**
- There is no spacing detailed on the periscopic vents, please confirm the subfloor cross ventilation details. **215x65 air bricks with periscope on at least two sides of the building are to be installed. They are to be spaced at a maximum 2M centres, providing a minimum 1500mm²/m run of wall**
- Please confirm these are NOT timber framed houses. **Houses are to be traditional masonry construction**

Please provide the proposed membrane details asap, as well as confirming you will be using a specialist installer. Will GeoDyne be providing the third party verification? Please can these details be added to the drawing.

As per the Geodyne report, all works are to be carried out by a suitably qualified contractor, and the installation to be verified by means of a quality control check sheet. Third party verification of the membrane will be carried out by the LABC building inspector.

Apologies for my brevity, I will need a response before 4pm if I am realistically going to be able to respond to you today.

Kind regards,

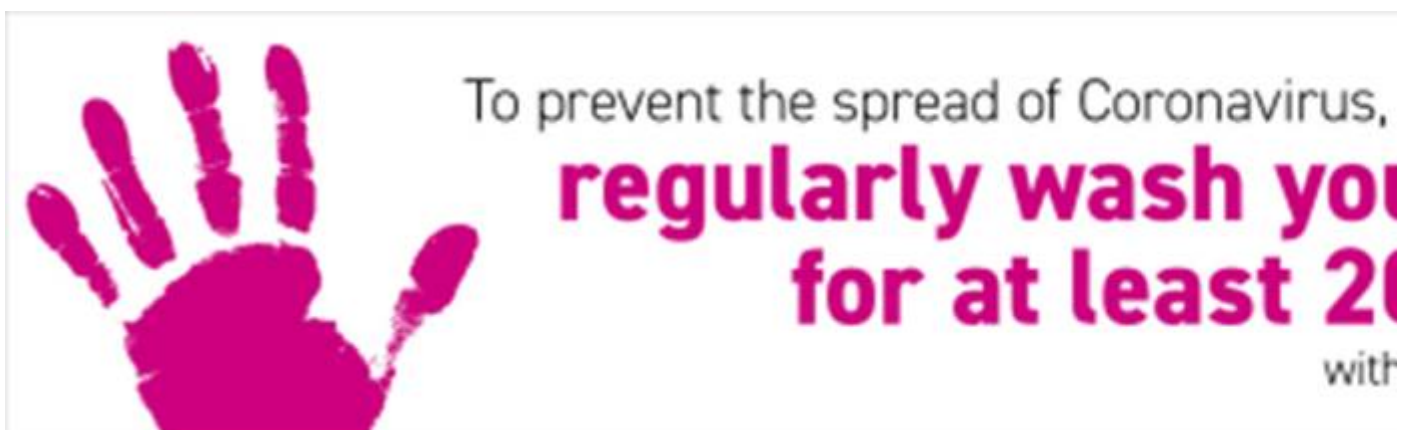
Sue

Sue Armour | Environmental Protection Officer | **South Holland District Council**

Telephone : 01775 764738

www.sholland.gov.uk

Please note my current working days are Tuesday to Friday termtime, Monday and one other day in school holidays.



From: Andrew Riley [<mailto:andrew.riley@ashwoodhomes.co>]
Sent: 28 August 2020 14:02
To: Armour, Susan <Susan.Armour@Breckland-Sholland.gov.uk>
Cc: Adam Jagger <adam.jagger@ashwoodhomes.co>
Subject: H09-0523-20

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Good Afternoon,

With regards the planning application at Dam Gate, the refence of which is stated in the title.

Are you satisfied with the details of the remediation strategy provided? Or is there anything further that you require from ourselves?

Kind Regards

Andrew Riley HND BSc(Hons)PgCert
CAD & Technical Coordinator

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