

Online Comment

Application H15-0264-18
Location Watergate Quadring Spalding PE11 4PY
Proposal Residential development (4 dwellings) - outline approval of H15-0282-17

Name Sue Armour
Address Environmental Protection Officer South Holland District Council

Date Submitted 24-04-18
For/Against Comments

H15-0264-18 Residential development at Watergate, Quadring, Spalding.
We have reviewed the site investigation report by Ground Engineering ref. C14321 'Site investigation report 22 Water Gate, Quadring, Spalding, Lincolnshire' submitted in accordance with condition 7 of H15-0282-17. It is not possible to recommend discharge of the condition at this time.

We are generally in agreement with the findings of the report, however the report has identified levels of carbon dioxide above 5%. It refers to the NHBC 'traffic light classification' for assessment of ground gas levels. The report also details a number of options for foundation and floor slab design. The NHBC 'traffic light system' only applies in certain build conditions, and no definite floor slab construction has been selected so it is not possible at this time to determine if it does apply to the site or not.

With reference to Table 2 of BS8485:2015 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings', given that carbon dioxide exceeds 5%, only three monitoring visits were undertaken and monitoring was undertaken at during relatively high atmospheric pressure conditions, we consider that either additional monitoring is required, or that the site be classified as 'CS2'. Classification as CS2 requires that low level gas protection measures should be installed. If this option is selected, details of the measures to be installed and a proposal for their validation should be forwarded to the LPA for approval.