



ENVIRONMENTAL
CONSULTING

Omnia Environmental Consulting
3-6 The Quarterdeck
Port Solent
Portsmouth
PO6 4TP
Tel: 01489 808 088
Email: info@omnia-consulting.co.uk
Web: www.omnia-consulting.co.uk

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Bruce Lawton
Berkeley Homes (Oxford and Chiltern) Ltd
Berkeley House
Farnham Lane
Farnham Royal
SL2 3RQ

By Email: Bruce.Lawton@Berkeleygroup.co.uk

Dear Bruce,

RE: Kenavon Drive, Reading, RG1 3HS – Planning Conditions 29 and 30

Further to recent correspondence please find set out below a summary of progress towards discharge of Conditions 29 and 30 of permission 170509.

For ease these conditions have been reproduced below:

Condition 29 *No development (including demolition) shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.*

Condition 30 *The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. The remediation must be verified in accordance with CIRIA C735 and a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.*

Presently the ground gas assessment has characterised the site as **Characteristic Situation 3 (CS-3)** in line with BS8485, which is driven by historic data from the 2016 report where 6no. visits yielded a maximum carbon dioxide result of 14.3%, a maximum methane result of 3.1% and a maximum flow rate of 11.4l/hr. A subsequent 3no. visits completed by Omnia Environmental Consulting in February 2019 yielded concentrations of carbon dioxide of 4.5%, methane of <0.1% and a maximum flow rate of 3.7 l/hr. These concentrations alone would result in a result of **Characteristic Situation 1 (CS-1)** i.e. no gas protection measures.

Given the disparity in the gas characterisation (CS-3 and CS-1) we propose to undertake further gas monitoring in order to provide a robust data set on which an overall gas classification can be based.

Gas monitoring is currently ongoing with 1 of 6 additional gas monitoring visits complete to date and due for completion by w/c 9th September 2019; initial data will be reviewed during the monitoring period for early engagement with the Local Authority in mid August, pending initial results. Any required gas protection measures would not need to be installed until nearing completion of building foundations and ground floor slabs, which we understand from our client will not be until early 2020.

Based on the above, it is considered that further monitoring is required before an application can be made to discharge Condition 29. As per your instruction we will prepare a gas specification report on completion of

monitoring, as required by Condition 29. This will be submitted to the Local Authority to allow discharge of Condition 29. As necessary, any gas protection measures would then be implemented with verification in accordance with CIRIA C735 and a subsequent validation report. This document would be submitted to the Local Authority prior to occupancy as necessitated by Condition 30.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'TM', is positioned above the printed name and title.

Tim Mitchell BSc(Hons) CEnv MEnvSc FGS
Associate Director