

Thames Quarter, Reading

162166 FUL 315 Apartments

Land Gas Remediation Statement 13.06.2018

This statement is submitted in support of the discharge application for condition 13 relating to land gas remediation.

The description of the condition is as follows:

'13. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. 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. Reason: to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas. Policies CS34'

The purpose of this statement is to communicate to the local planning authority that ground gas protection measures are not required on this development.

This statement is to be read in conjunction with the associated Phase II Environmental Site Investigation *February 2018* listed within the statement as part of the application.

Environmental Site Investigation

The most recent investigation was commissioned by Watkin Jones & Son was carried out by Ramboll Environment and Health UK Limited and completed in February 2018 including full laboratory testing of gas samples gathered from the boreholes.

ESI Results

- *'Low ground gas concentrations were detected with no flow rate consistently detected. The site has been characterised as Characteristic Situation 1. Therefore, ground gas protection measures are not considered to be required for the proposed development.'*

Conclusion

In total five rounds of ground gas monitoring have been completed over a range of atmospheric conditions and the results of the monitoring have recorded low concentration of ground gas onsite with no positive flow rates detected. On this basis the proposed development will not require specific ground gas protection measures.