

**Local Planning Authority additional requirements to support the planning application
for the erection of Gas Governor building and associated work**

1. The location information plan outlines the application site in blue. The application site is required to be outlined in red. Please revise/resubmit this plan accordingly.

Amendment complete – please see attached plan no. 151569-LOCA-INFO-001-A.

2. The dimensions of the structure shown on the site information plan (6.5m x 11m) does not correspond with that measured on the elevation plan (6.2m x 8m) – all plans need to be accurate and consistent – please clarify?

The governor will be 6.9m x 3.8m x 2.15m with double doors to the front and door to the rear surrounded by palisade fencing gated at the front and single gate to the rear fitted with a panic bar with a clearance from the governor to the fence of 1.5 metres all around this will be in a clump of trees and scrub which lays back slightly.

The corresponding plans have been amended and are.

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3. The elevation plan is inadequate to assess the proposed scheme. Please refer to section 18 of the validation requirements. It does not cover all elevations and the side view shown does not show the vent/flue shown on the front view plan.

This has now been amended to plan: QD15689 (rev0) Elster - SGN Reading (Acoustic)-GA-A2

- It is not clear whether the dark green element is a base (made of what material?) and the light green element is the kiosk referenced at section 5 of the Design and Access Statement?

As above: please see plan - QD15689 (rev0) Elster - SGN Reading (Acoustic)-GA-A2

- Please provide a floor plan (indicating the anticipated layout within the structure) and roof plan with full annotations.

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- Please provide section plans through the proposed structure, showing the extent of what appear to be steps and what underground elements are also incorporated within the proposals. Please provide a corresponding existing section to act as a comparison between what is existing and proposed.

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4. It is noted that section 3 of the Design and Access Statement (DAS) refers to access being unaltered from Napier Road. However, the site information plan shows what appears to be new access from the public access track to the proposed structure. As such, clarification and details are required to what form this proposed access will take – please specify this on the plans requested above.

There will be no new access from the public access track, although there will need to be an access from the private road into the working area/to the governor. This has been amended on the site information plan.

5. Please clarify what the easement elements shown in green on the site information plan

This is irrelevant to the application and has been removed.

6. It is evident that there are numerous trees in close proximity to the application site. Information within the DAS and Ecological Assessment is considered to be wholly inadequate to assess the proposals. Please provide precise information as to the existing / proposed location of trees (accurately plotted on plans – together with spread and root protection areas), together with exact information as to whether the proposed works propose the removal of any trees (and for these to be plotted on plans) and exact measures you propose to protect existing trees remaining around the site. Please refer to section 23 of the validation requirements for more information.

Lockhart Garratt have been instructed to undertake this survey and we await this to be provided.

7. Please provide an open space statement in line with section 16 of the validation requirements.

Danescroft have been instructed to provide this document and we await this to be provided.

8. Please provide a planning statement in line with section 17 of the validation requirements (this should also comment on sustainability matters, as per section 20 of the validation requirements and utility matters, as per section 24 of the validation requirements).

Danescroft have been instructed to provide this document and we await this to be provided.

9. The elevation plan appears to show two vents/flues – please refer to section 26 of the validation requirements and provide details accordingly.

The galvanise $\frac{3}{4}$ " vent pipes normally have two to be 3 metres from concrete base of kiosk, also to comply with the Dangerous Substances and Explosive Atmospheres Regulations 2002 DSEAR, the reliefs have a design in aspirating characteristic that minimises system pressure during relief valve operation. The relief valve curves indicate a drop-in relief pressure with increasing flow followed by a gradual rise as the valve strokes towards the full open position. The relief valves set point should be sufficiently above the normal system pressure to accommodate relief valve operating characteristic. The suggested minimum set is 15mb above the normal outlet pressure. The Relief valves are situated on the downstream of the regulators (LP).

Although the following are not reasons for making the application invalid, I would welcome your consideration of and comment on these points prior to the registration of the application:

1. Section 1 of the Design and Access Statement (DAS) refers to "one of the large diameter mains is being removed across the canal". It would be helpful for you to provide exact details as to the location and details of this existing provision?

Please see attached plans labelled "PB1 and PB2".

2. For the benefit of officers and members of the public (who will be consulted on the planning application) it would be helpful for you to provide background information as to what exactly gas governors are and what purpose they serve.

Gas Governors are an integral device with an output pressure setting, a restrictor and a sensor all in the one body, or consist of a separate pressure sensor, controller and flow valve. It provides SGN with the ability to measure and control the flow of the gas distribution system.

SGN have an obligation to replace at risk mains which currently cross the river Kennet.

The requirement of the governor location is to facilitate the replacement of these mains and negate any associate risks.

Should this governor site not be obtained, and the condition of the mains currently crossing the river deteriorate, there may be significant risk in term of security of supply to large proportion of those customers supplied by the Reading distribution system.

3. It is presumed that this is not a bespoke design? If it is not, it would be helpful for photographs of existing similarly designed structures to be submitted to aid understanding.

This is a bespoke design, made specifically for the intended purpose.

4. Please provide commentary as to typically how regularly people will access the site/structure to maintain the facility.

Access to the site will be minimal one the kiosk is operational. Access will be taken for annual maintenance and should there be any faults with the apparatus.

Description of development = I would welcome your agreement to the description of development being as follows:

Erection of gas governor building and associated works

We are in agreement with this amendment.