

Hi Katherine,

Please see the below response from my client, as well as the relevant attachments for the installed gas barrier.

Thank you for your comments regarding the gas protection measures detailed within the Phase 4 Validation Report (Ref: 26/41515).
Please find below our response to the points raised.

Gas Protection Membrane

A Rhinoplast Total Gas Barrier (TGB) membrane, manufactured by Principal Building Products, was installed beneath the warehouse slab. The manufacturer's technical data sheet is enclosed for reference.

The membrane was installed by K5 Construction Ltd, the principal groundworks contractor for the development, in accordance with the manufacturer's installation guidance. All laps, joints and service penetrations were sealed using the manufacturer's recommended gas-tight sealing system. Photographic records of the installation prior to concrete placement were included within the Validation Report.

Sub-floor Ventilation

The completed building was constructed as a ground-bearing reinforced concrete slab and therefore does not incorporate a ventilated sub-floor void. Whilst the Phase 2 Geoenvironmental Report identified a ventilated sub-floor void as one of the recommended passive gas protection measures for a Characteristic Situation 2 (NHBC Amber 2) development, the final foundation solution adopted for the project comprised a reinforced concrete ground-bearing slab incorporating the Rhinoplast Total Gas Barrier membrane beneath the slab.

Verification

We acknowledge that independent third-party verification or certification of the membrane installation was not undertaken during construction. However, the installation was supervised by the site management team, undertaken in accordance with the manufacturer's installation guidance and documented photographically prior to placement of the concrete slab.

We trust the above provides clarification regarding the gas protection measures installed. If the Local Planning Authority considers that any further information or supporting documentation is required to demonstrate the suitability of the installed gas protection system, we would be grateful if you could advise what additional information would assist in determining the discharge of this planning condition.

Regards,
Matt

Matthew Phillips | MD

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