

Remediation Strategy

Site: NPTC Group of Colleges - Llandarcy Academy of Sport, Llandarcy Park, Llandarcy, Skewen, Neath SA10 6JD

Remediation Method

There are no intrusive investigations required for this development due to the construction methods illustrated and described in the geotechnical phase 1 report prepared by subadra. The building has a 'SIT ON' construction method and will not require excavation works to construct foundations.

The solution provided to mitigate potential gas concerns is by installing a gas membrane 'PAG Standard Gas Barrier' to the manufacturer's instructions and recommendations. This gas membrane was used on a previous development on site as evidenced in the 'Contract Drawing' issued as part of the application, showing that we are following suit with a previous development on the same site that would have been approved & signed off by building control & authorities. Data Sheets confirming quality compliance to british and european relevant standards is also part of the submission documents.

The gas membrane solution is also denoted in the phase 1 report and this method has also been approved by the councils Pollution Control Team and also signed off by the council discharging conditions 5 & 6 prior to this application. James Malatynski has also confirmed that the Phase 2 intrusive investigation isn't required as he has confirmed acceptance to the construction methods proposed (again as described and illustrated in the Phase 1 report). James Malatynski's email is part of the submission documents.

A building drawing has been prepared stating the gas membrane and that it must be installed to the manufacturers instructions and recommendations, this will be part of the contractors project information. Confirming it will be installed to manufacturers instructions and recommendations confirms it will be installed to british and european quality standards and will mitigate the gas concerns.

Verification Method

Following installation of the Gas membrane which will be installed in accordance with the manufacturers instructions and recommendations, we will provide a verification report from the geotechnical specialist (Subadra). Following the geotechnical consultants testing works onsite.

Conclusion

Given the Phase 2 intrusive investigation isn't required for this development as evidenced in writing. We have prepared the report to show how we are dealing with the concerns and backing up each system used with evidence proving the specifications compliance (data sheets, previous development used the same membrane, proving that the system was approved previously by authorities signing off technical design drawings (BREGS) and on site) in order to address the planning conditions. To verify the installation of the gas membrane as mentioned previously the geotechnical specialist will carry out a test and provide a verification report to address the planning conditions accordingly. Following discussions with the case officer Claire Hall we believe the methods described above to be sufficient and to enable the conditions to be discharged accordingly.