

November 2021

Job ref. 2021/201

Proposed single storey rear extension at 4 Epsom Way, Wrexham, LL13 0LZ

Validation Report - gas protection measures

Planning Condition Discharge Application
Ref Approval P/2021/0522

Rev A - 12th November 2021

1.0 Introduction

This statement is submitted in support of a Discharge of Planning Conditions application for Condition No.5 in respect of Planning approval (P/2021/0522) for a single storey rear extension at 4 Epsom Way, Wrexham, LL13 0LZ.

Planning approval was granted 23rd July 2021 following agreement of relevant construction details for ground gas protection measures with the land contamination team as part of the application. Relevant planning conditions were attached to the approval as follows:

Condition 4:-

The proposed gas protection measures shall be carried out in strict accordance with the following plans and report(s) and approved as part of this application:

- 11 Rev C
- Visqueen Low Permeability Gas Membrane data sheet

Condition 5:-

The development shall not be used until a Validation Report has been submitted to and approved in writing in respect of the scheme approved under condition 4.

Note(s) to applicant

Advisory note:

It is acceptable to the Council to provide the same remediation measures as used in the Abenbury Park development, however the design details and validation details should be confirmed in writing to the Council. Should you require any advice on this issue please contact the Council's Contaminated Land Team on 01978 298870 or contaminatedland@wrexham.gov.uk.

2.0 Built works validation

The foundations and ground floor construction have been commenced on site with summary and supporting photographs as follows:

- 1) A lower level Visqueen barrier has been installed over a sand-blinded base covering the ground and lapped over the perimeter trench block walls extending up from foundation level. The Visqueen has been taped and sealed in accordance with the manufacturer's recommended details and the Building Inspector's approval (images 1-4 below)

This lower level Visqueen acts as an additional barrier to the second Visqueen barrier installed over the suspended ground floor construction.



Image 1 (top left) - sand-blinded base over ground in preparation for lower level Visqueen barrier

Image 2 (top right) - lower level Visqueen barrier taped, sealed & lapped over trench block

Image 3 (bottom left) - lower level Visqueen barrier taped, sealed & lapped over trench block

Image 4 (bottom right) - lower level Visqueen barrier taped, sealed & lapped over trench block

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- 2) The suspended concrete beam & block floor has been installed over dpc strips laid over the additional lower level Visqueen barrier.

Telescopic ventilators have been installed to ventilate the void under the beam & block floor.



Image 5 (top left) - dpc strips laid over lower level Visqueen barrier in preparation for beam & block ground floor structure

Image 6 (top right) - beam & block ground floor structure installation

Image 7 (bottom left) - beam & block ground floor structure installation

Image 8 (bottom right) - beam & block ground floor structure installation completed

- 3) A Visqueen membrane has been installed over the suspended beam & block floor. The barrier is turned up the face of the inner leaf of cavity wall blockwork and is then lapped in and sealed to the Visqueen sheet at dpc level, all in accordance with the manufacturer's details and the Building Inspector's approval.

The rigid insulation board has then been laid over the Visqueen barrier, sealed in before the screed is poured over.



Image 9 (top left) - upper level Visqueen barrier over beam & block ground floor structure at outer corner

Image 6 (top right) - upper level Visqueen barrier over beam & block ground floor structure at inner corner adjacent doors

Image 7 (bottom left) - insulation board installed over Visqueen barrier

Image 8 (bottom right) - insulation board installed over Visqueen barrier

3.0 Conclusion

The ground gas protection measures have been installed in accordance with the manufacturer's recommended details and have been approved by the Building Inspector. An additional lower level barrier has been installed by the groundworker to provide extra protection from the original approved details. We therefore request that this Planning Condition No. 5 attached to Approval ref. P/2021/0522 be discharged.