Date: 17th March 2026
Reference: 18-630-V1

GAS MEMBRANE INSPECTION – BRYMBO HERITAGE TRUST

Project Name:	Brymbo Heritage Trust
Project Number:	18-630
Client:	Lainton Services
Date:	24th September 2025 2nd December 2025
Project Manager:	Andrew Garrity
E3P Engineer:	Joe Newall Jordan James

The gas mitigation site inspection record and associated photographs are enclosed within this letter as a Controlled Quality Assurance (CQA) site data capture record.

FINAL QUALITY ASSURANCE

E3P SITE VALIDATION CQA	QUALIFICATIONS	POSITION
Jordan James Joe Newall	CL:AIRE Course – Verification of Gas Protection Measures	Technician

PREPARED BY	QUALIFICATIONS	POSITION
Andrew Garrity	BSc, MSc, FGS, MIEnvSc, CSci	Associate Director

AUTHORISED BY	QUALIFICATIONS	POSITION
Andrew Garrity	BSc, MSc, FGS, MIEnvSc, CSci	Associate Director

E3P Engineer's Site Check Sheet

The engineer check sheet completed whilst on-site during the inspection on a plot-by-plot basis is attached, and a complete set of images is presented as evidence. Larger images are presented at the rear of this section.

All information provided within this validation letter report was accurate at the time of construction. E3P operates under the assumption that all data provided by installers is reliable.

The photographs herein provide a visual record of the membrane installation as observed at the time of the site visit.

GAS MEMBRANE INSPECTION

Complete

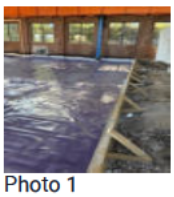
Score	17 / 17 (100%)	**Flagged items**	1	**Actions**	0

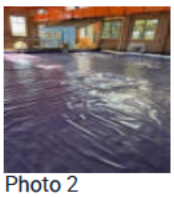
Site Name	Brymbo heritage
Location	Brymbo Fossil Forest, New High Street Wrexham Wales LL11 5BT United Kingdom (53.07429398322149, -3.053981566496813)
Project Manager	AG
Project number	18630
Developer	Lainton services
Site representative Signature	[redacted] 24 Sep 2025 12:07 PM BST
Conducted on	24 Sep 2025 11:57 AM BST
Prepared by	Joe Newall
Have you got the correct Gas Membrane detail (attached to the job in synergist)?	No
Type of Development: if other add Note	Other
Floor Slab Type	Raft
Gas Membrane Type: Manufacturer, gauge, and colour. (Take photos were possible showing Label)	Visqueen radon block 600 purple
Installer's name, company and qualification	Lainton services

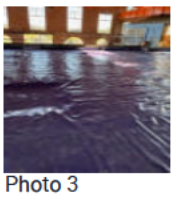
Flagged items	1 flagged

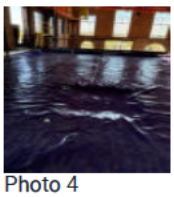
Have you got the correct Gas Membrane detail (attached to the job in synergist)?	N/A

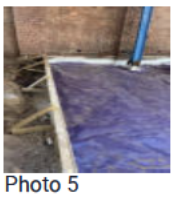
Gas Membrane Inspection	14 / 14 (100%)
Plot Inspection	14 / 14 (100%)
Plot Inspection 1	14 / 14 (100%)
Plot Number	Machine shop upper floor
Are telescopic vents present?	N/A
Gas Membrane Condition: Open punctures, tears, rips, stretching, Presence of debris, Repairs, Signs of weakness such as raised or sunken indentations, Protection plan in place to restrict access to lain gas membrane? IF FAIL DESCRIPTION IN ACTIONS AND PHOTOS REQUIRED	Pass


Photo 1


Photo 2


Photo 3


Photo 4


Photo 5

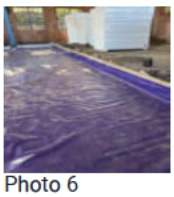

Photo 6


Photo 7


Photo 8


Photo 9

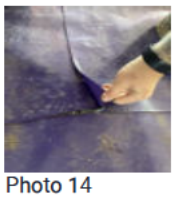

Photo 10


Photo 11

Laps and joints seals: Joints lapped and sealed in accordance with manufacturer's requirements/ specification? Minimum overlap insured? Folds running in line with joints? (no joints cutting across folds)	Pass


Photo 12


Photo 13


Photo 14

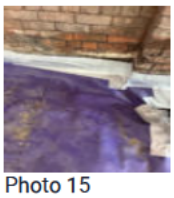
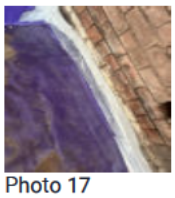
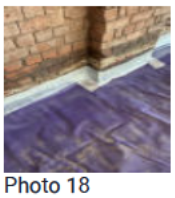
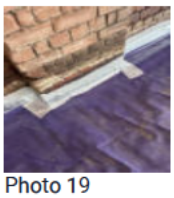

Photo 15

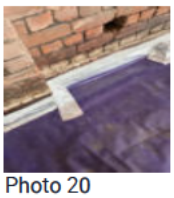

Photo 16

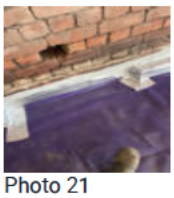

Photo 17

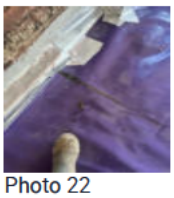
Are all joints taped?	Yes


Photo 18


Photo 19


Photo 20


Photo 21


Photo 22

Is appropriate joining/double-sided tape used? Yes


Photo 23


Photo 24

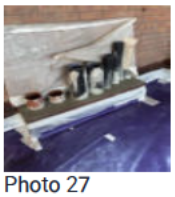

Photo 25

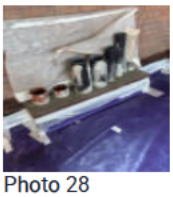

Photo 26

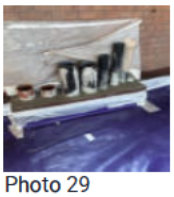
Are Sections taped twice? Yes

Service entries seals: Top hats seal arrangements fixed around service entries? Use of Jubilee clips or Bitumastic Sealant Pass

Concrete level below services


Photo 27


Photo 28


Photo 29

Corners / Internal joints: Check all corners are correctly formed or contractor has used preformed corners. Pass


Photo 30


Photo 31

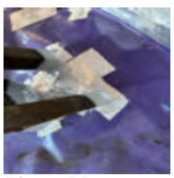
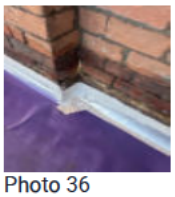
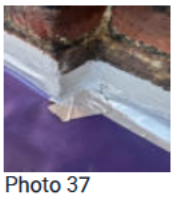

Photo 32


Photo 33


Photo 34


Photo 35


Photo 36


Photo 37

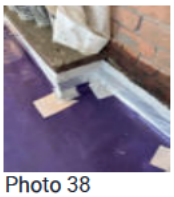
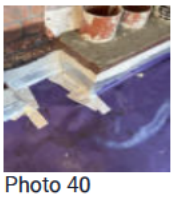
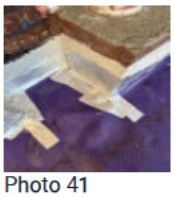

Photo 38


Photo 39


Photo 40


Photo 41

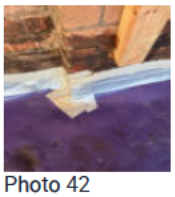
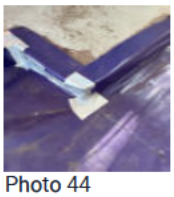
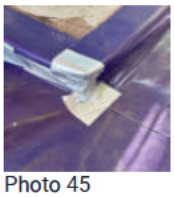
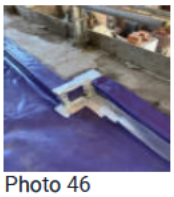
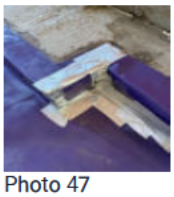

Photo 42

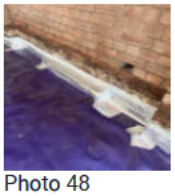

Photo 43

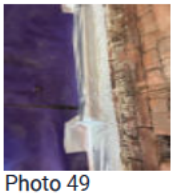

Photo 44

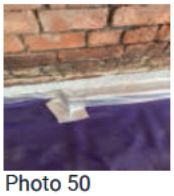

Photo 45

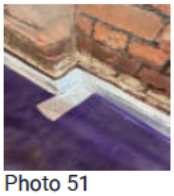

Photo 46

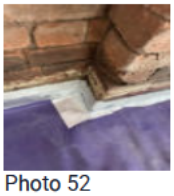

Photo 47


Photo 48


Photo 49


Photo 50


Photo 51


Photo 52

Are folds running in line with joints? (no joints cutting across folds)

Pass

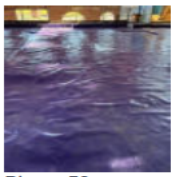

Photo 53

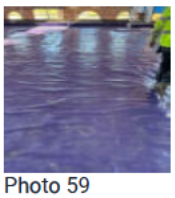

Photo 54


Photo 55


Photo 56


Photo 57


Photo 58


Photo 59

Extent of Coverage: Is the membrane covering the entire plot? Does membrane span over outside walls?

Yes

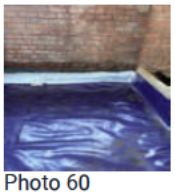
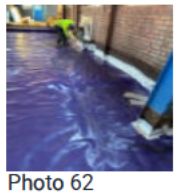
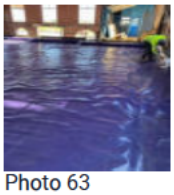
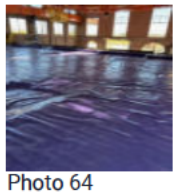

Photo 60


Photo 61


Photo 62


Photo 63


Photo 64

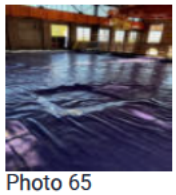

Photo 65


Photo 66

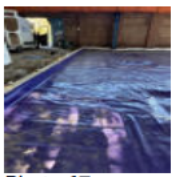

Photo 67


Photo 68


Photo 69

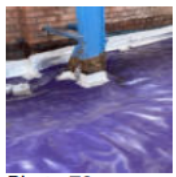

Photo 70


Photo 71

Sealant to the underside of the membrane at the sole plate position. (check with PM if required if not on the schedule)

N/A

Condition of sub-grade and underside of gas membrane: Check that the subgrade does not contain rough/uneven surfaces, is appropriately clean and that there are no hard/sharp objects. That protective sand blinding or geotextile (if specified) is present and meets the design criteria. (Lift back the membrane and photo the subfloor)

Pass

Slab / membrane condition (is membrane clear of snow, standing water, debris or insulation): Can membrane be fully seen and photographed – ask contractor to remove any debris so membrane can be fully seen an inspected – this is a requirement of NHBC and local authorities.	Pass
External Wall Air bricks: Numbers, size. positions as design drawing? (Minimum of 3 walls)	N/A
Passive Venting	
Sub-floor Void: Is a check possible on future plots (insert Plot number or NO in text box)	N/A

Media summary



Photo 1



Photo 2

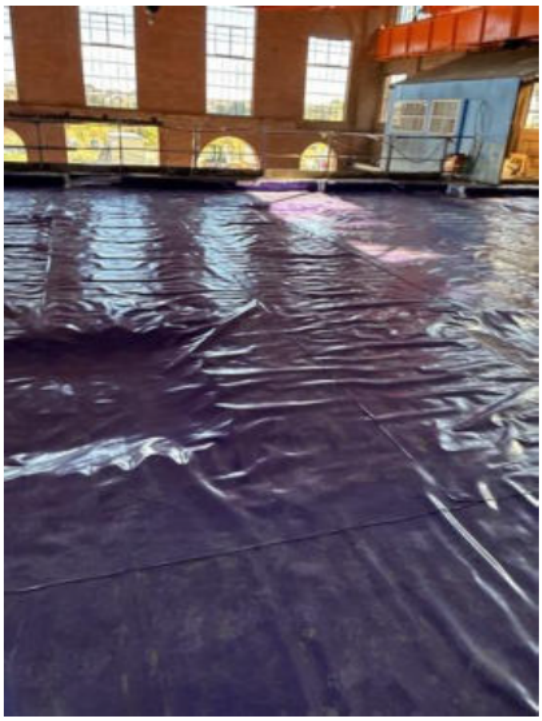


Photo 3

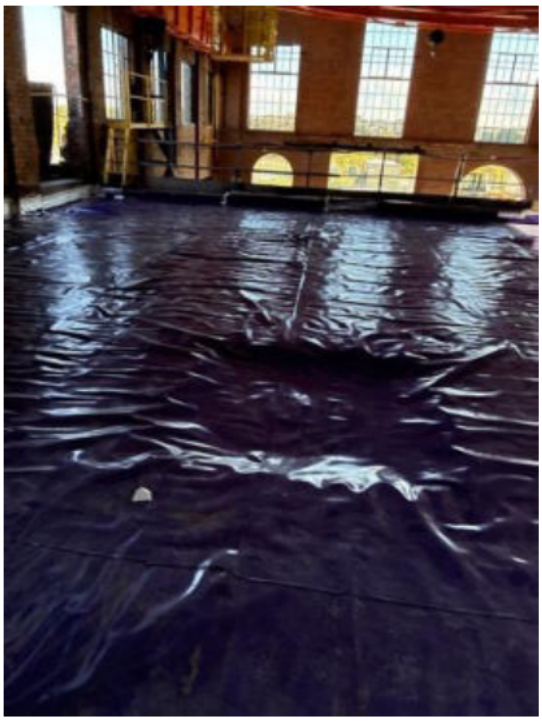


Photo 4



Photo 5



Photo 6

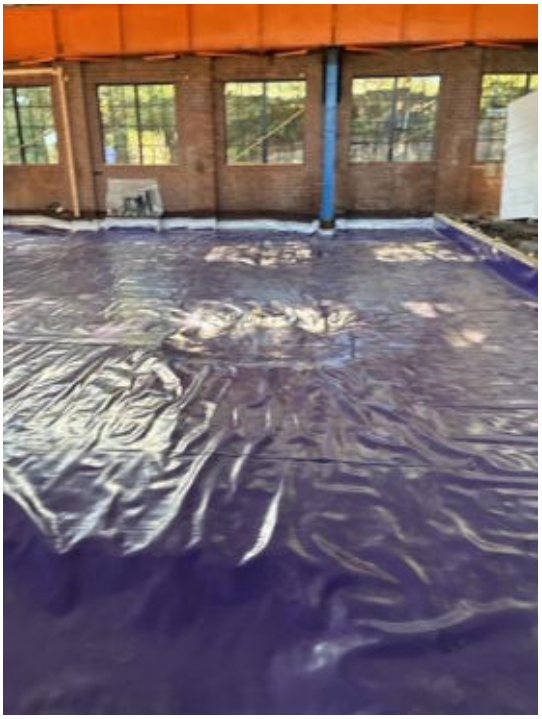


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

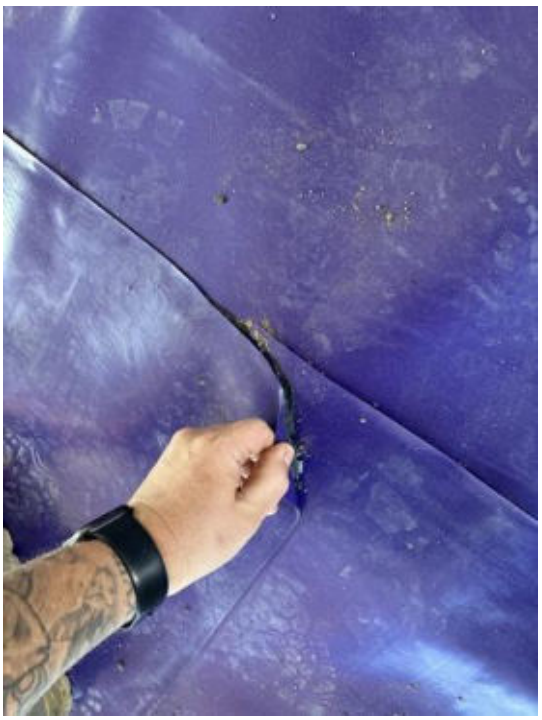


Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

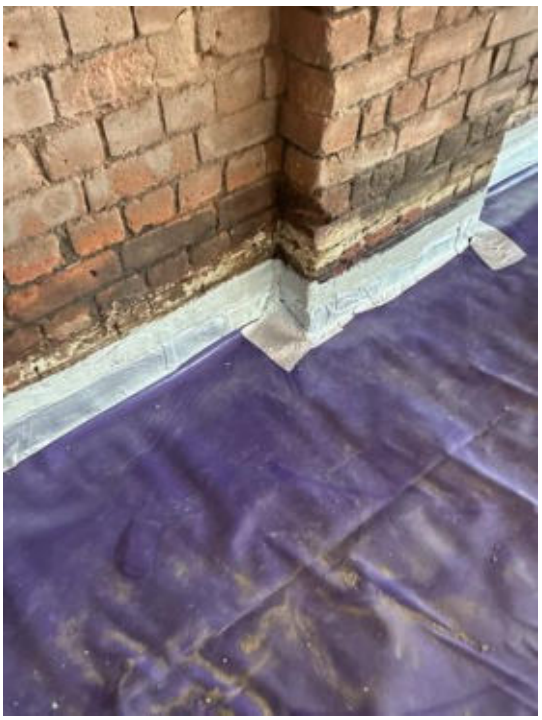


Photo 18



Photo 19



Photo 20

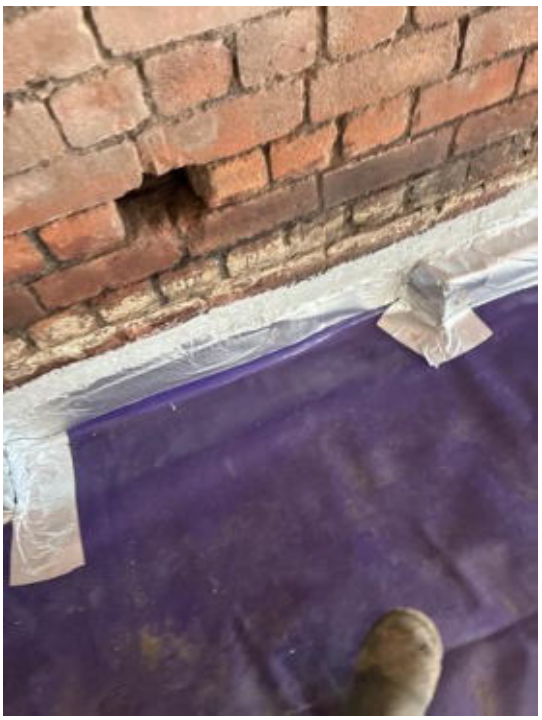


Photo 21



Photo 22

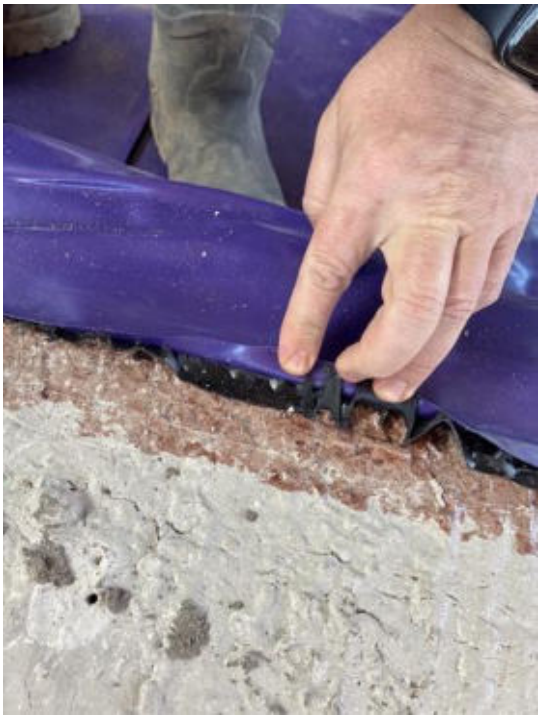


Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

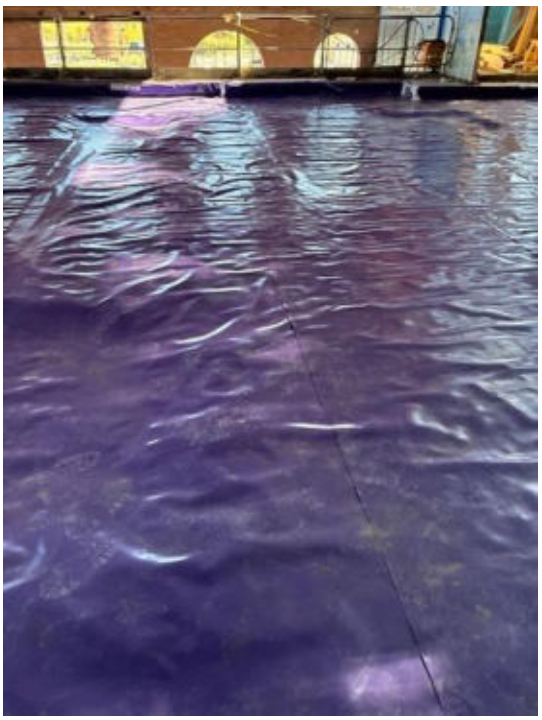


Photo 58



Photo 59



Photo 60



Photo 61



Photo 62

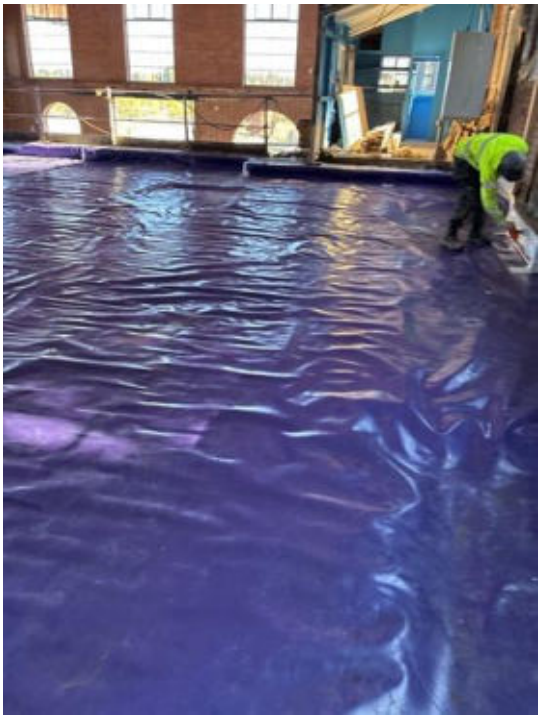


Photo 63



Photo 64

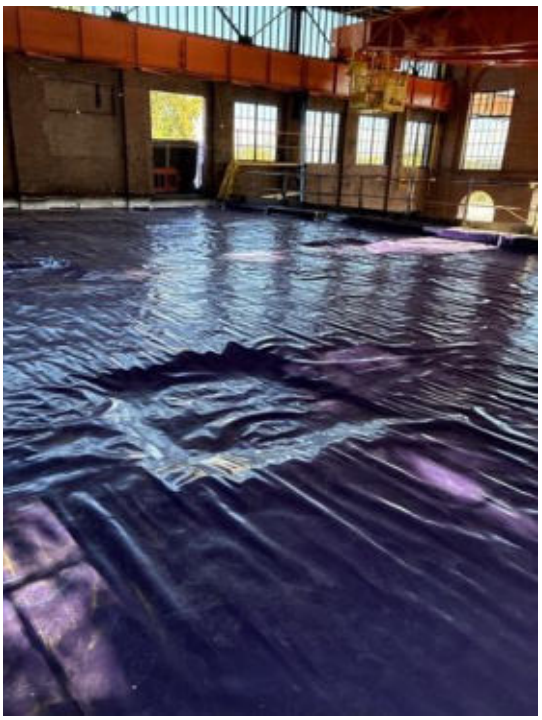


Photo 65

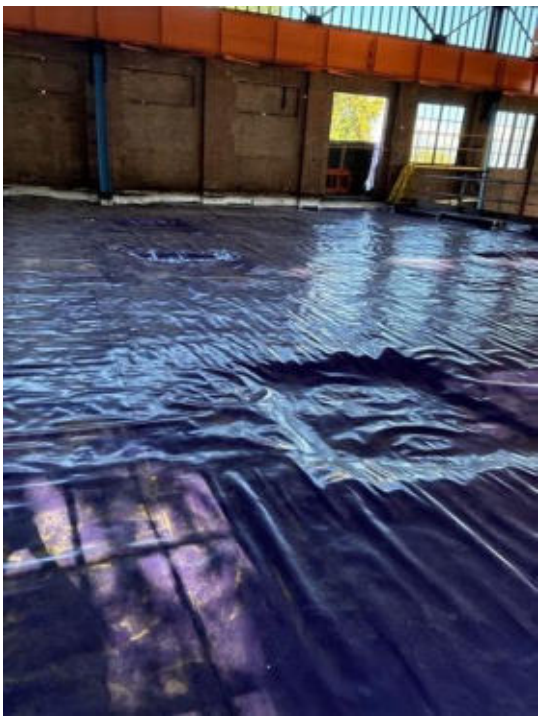


Photo 66

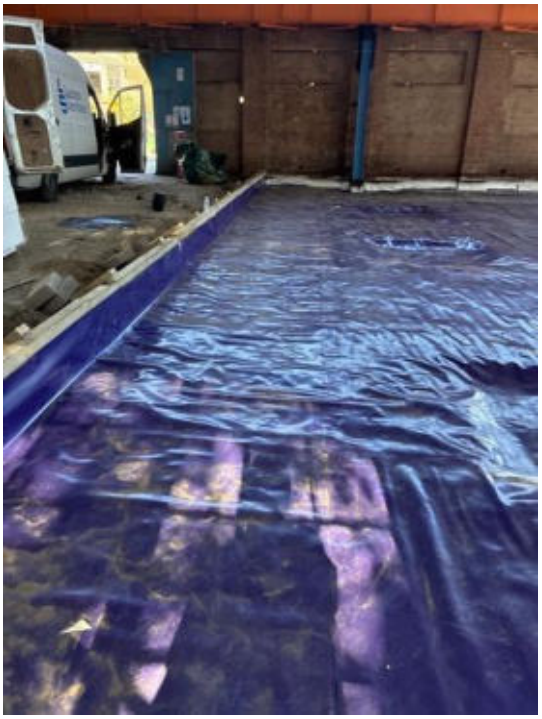


Photo 67



Photo 68

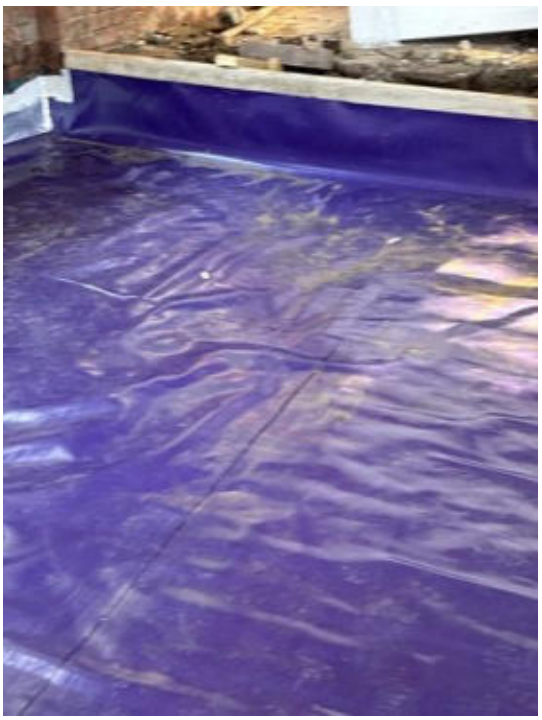


Photo 69



Photo 70



Photo 71

GAS MEMBRANE INSPECTION

Complete

Score	17 / 17 (100%)	**Flagged items**	0	**Actions**	0

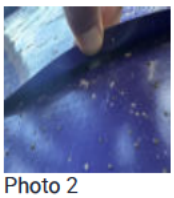
Site Name	Brymbo Heritage Trust
Location	New High Street, Brymbo Wrexham Wales LL11 United Kingdom (53.074275081108304, -3.0528834145528516)
Project Manager	Andy Garrity
Project number	18630
Developer	MPH construction
Site representative Signature	[redacted] Mark Cox - Lainton 2 Dec 2025 2:05 PM GMT
Conducted on	2 Dec 2025 12:04 PM GMT
Prepared by	Jordan James
Have you got the correct Gas Membrane detail (attached to the job in synergist)?	Yes
Type of Development: if other add Note	Commercial
Floor Slab Type	Cast in-situ
Gas Membrane Type: Manufacturer, gauge, and colour. (Take photos were possible showing Label)	Visqueen Radon Blok

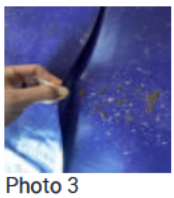

Photo 1

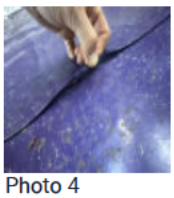
Installer's name, company and qualification	Lainton Services

Gas Membrane Inspection	14 / 14 (100%)

Plot Inspection	14 / 14 (100%)
Plot Inspection 1	14 / 14 (100%)
Plot Number	Cafe Area
Are telescopic vents present?	N/A
Gas Membrane Condition: Open punctures, tears, rips, stretching, Presence of debris, Repairs, Signs of weakness such as raised or sunken indentations, Protection plan in place to restrict access to lain gas membrane? IF FAIL DESCRIPTION IN ACTIONS AND PHOTOS REQUIRED	Pass
Laps and joints seals: Joints lapped and sealed in accordance with manufacturer's requirements/ specification? Minimum overlap insured? Folds running in line with joints? (no joints cutting across folds)	Pass
Are all joints taped?	Yes


Photo 2


Photo 3


Photo 4

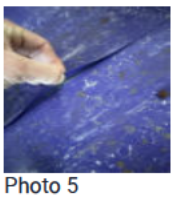
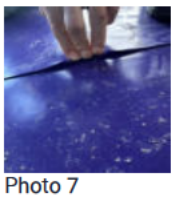
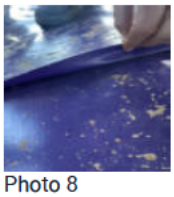

Photo 5


Photo 6


Photo 7


Photo 8

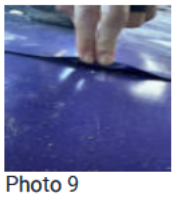
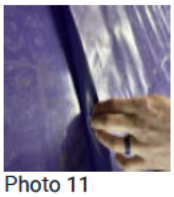
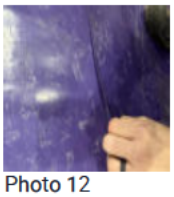
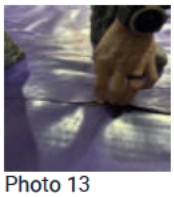
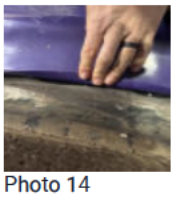

Photo 9


Photo 10

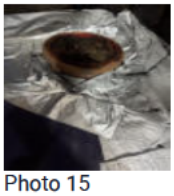

Photo 11

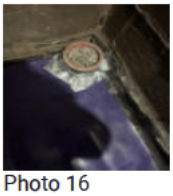

Photo 12

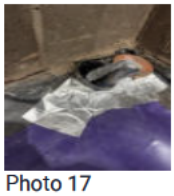

Photo 13

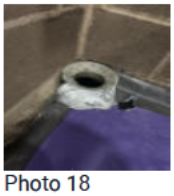

Photo 14

Is appropriate joining/double-sided tape used?	Yes
Are Sections taped twice?	Yes
Service entries seals: Top hats seal arrangements fixed around service entries? Use of Jubilee clips or Bitumastic Sealant	Pass


Photo 15


Photo 16


Photo 17


Photo 18

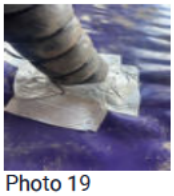

Photo 19


Photo 20


Photo 21


Photo 22

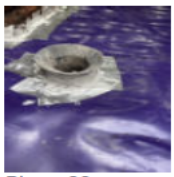

Photo 23


Photo 24

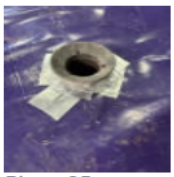

Photo 25


Photo 26


Photo 27


Photo 28


Photo 29

Corners / Internal joints: Check all corners are correctly formed or contractor has used preformed corners.

Pass


Photo 30


Photo 31


Photo 32


Photo 33


Photo 34


Photo 35


Photo 36


Photo 37

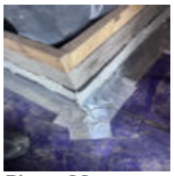
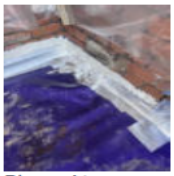

Photo 38


Photo 39


Photo 40


Photo 41

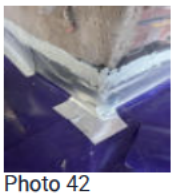
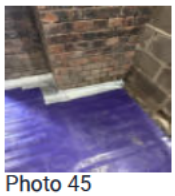
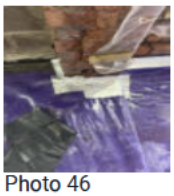

Photo 42


Photo 43


Photo 44


Photo 45


Photo 46

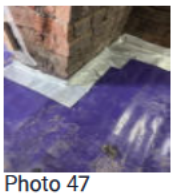

Photo 47


Photo 48

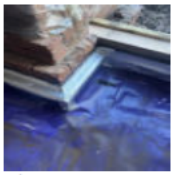

Photo 49


Photo 50


Photo 51


Photo 52


Photo 53


Photo 54

Photo 55

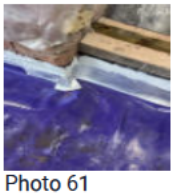
Photo 56

Photo 57

Photo 58

Photo 59


Photo 60


Photo 61

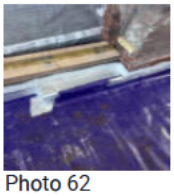
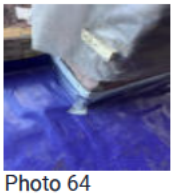

Photo 62


Photo 63


Photo 64

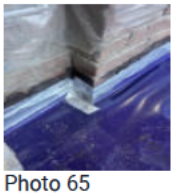

Photo 65


Photo 66


Photo 67


Photo 68


Photo 69

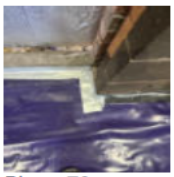

Photo 70


Photo 71


Photo 72

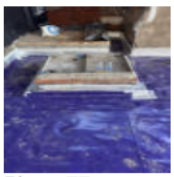

Photo 73


Photo 74


Photo 75


Photo 76

Are folds running in line with joints? (no joints cutting across folds)	Pass
Extent of Coverage: Is the membrane covering the entire plot? Does membrane span over outside walls?	Yes


Photo 77

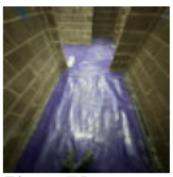

Photo 78


Photo 79

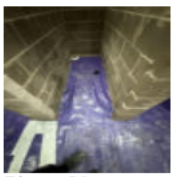

Photo 80


Photo 81


Photo 82


Photo 83


Photo 84


Photo 85


Photo 86


Photo 87

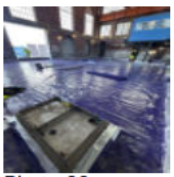

Photo 88


Photo 89


Photo 90


Photo 91

Sealant to the underside of the membrane at the sole plate position. (check with PM if required if not on the schedule)	No

Condition of sub-grade and underside of gas membrane: Check that the subgrade does not contain rough/uneven surfaces, is appropriately clean and that there are no hard/sharp objects. That protective sand blinding or geotextile (if specified) is present and meets the design criteria. (Lift back the membrane and photo the subfloor)	Pass
Slab / membrane condition (is membrane clear of snow, standing water, debris or insulation): Can membrane be fully seen and photographed – ask contractor to remove any debris so membrane can be fully seen an inspected – this is a requirement of NHBC and local authorities.	Pass
External Wall Air bricks: Numbers, size. positions as design drawing? (Minimum of 3 walls)	N/A
Passive Venting	
Sub-floor Void: Is a check possible on future plots (insert Plot number or NO in text box)	N/A

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14

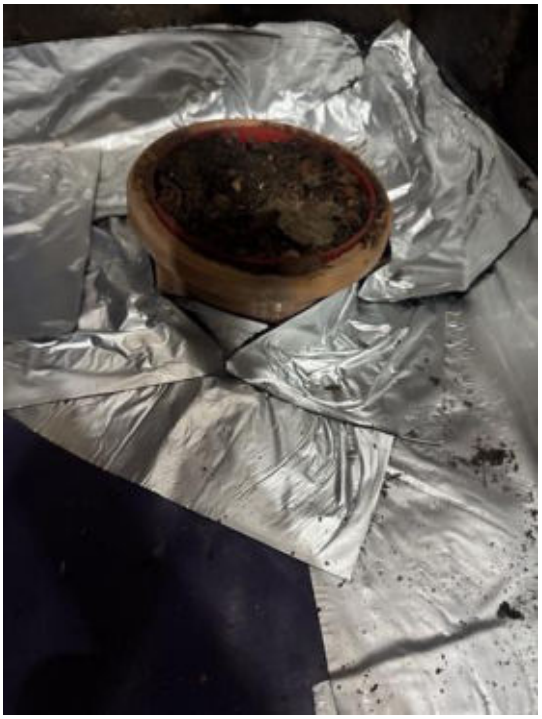


Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57

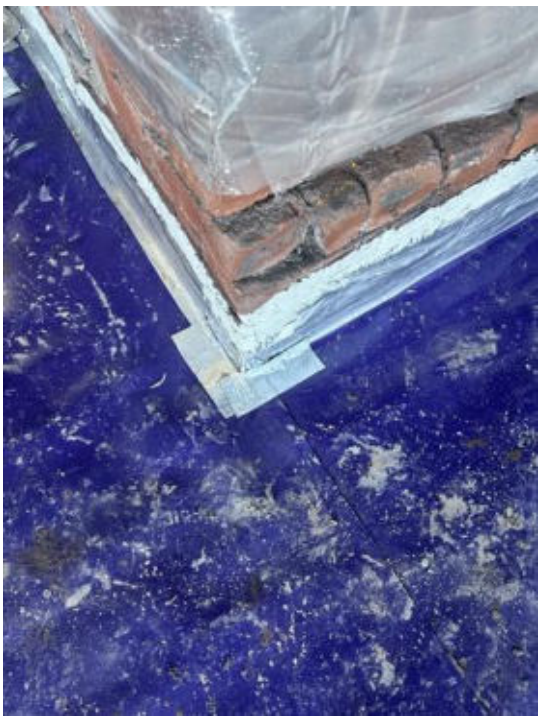


Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78

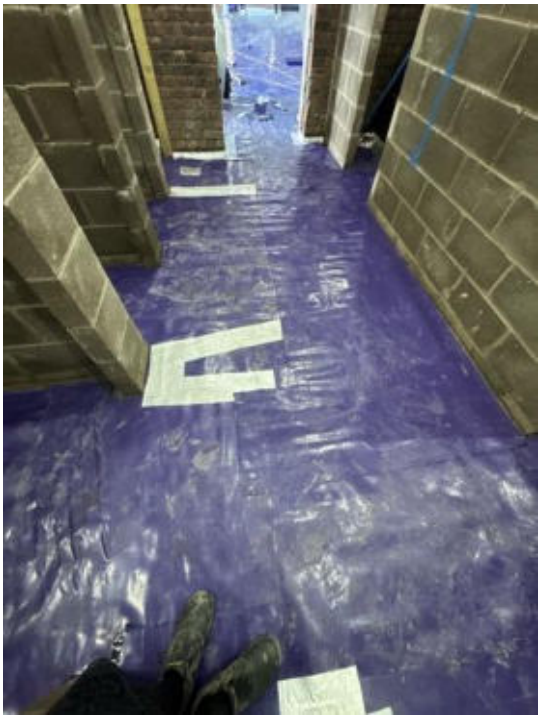


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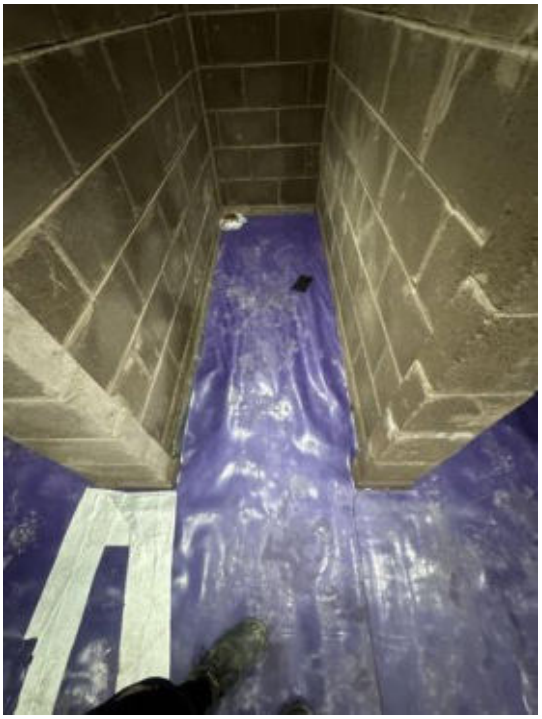


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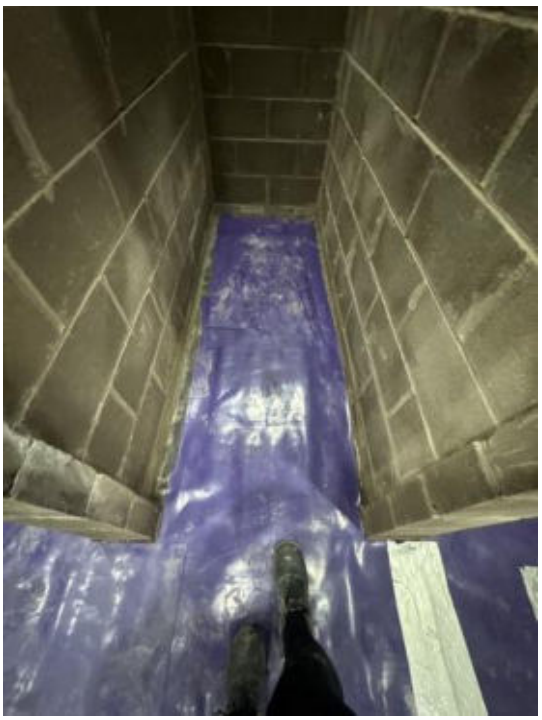


Photo 81



Photo 82



Photo 83



Photo 84

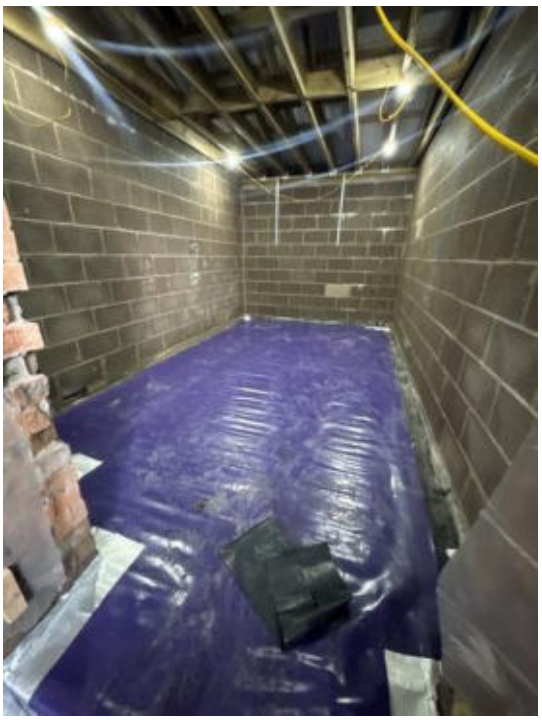


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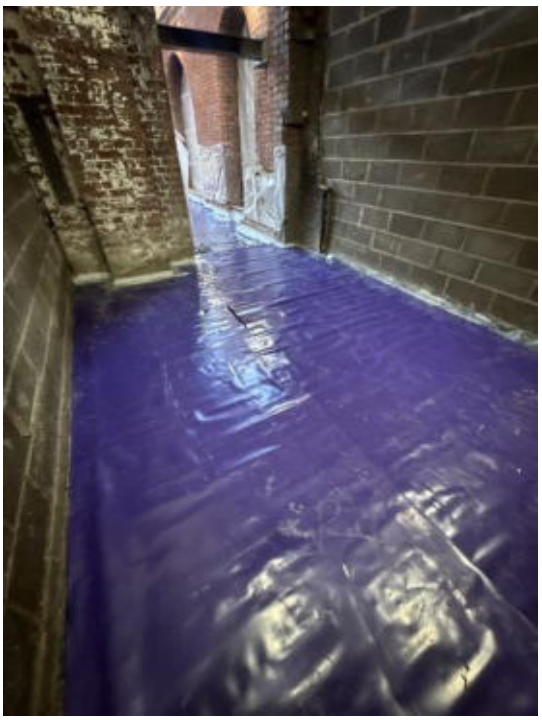


Photo 86

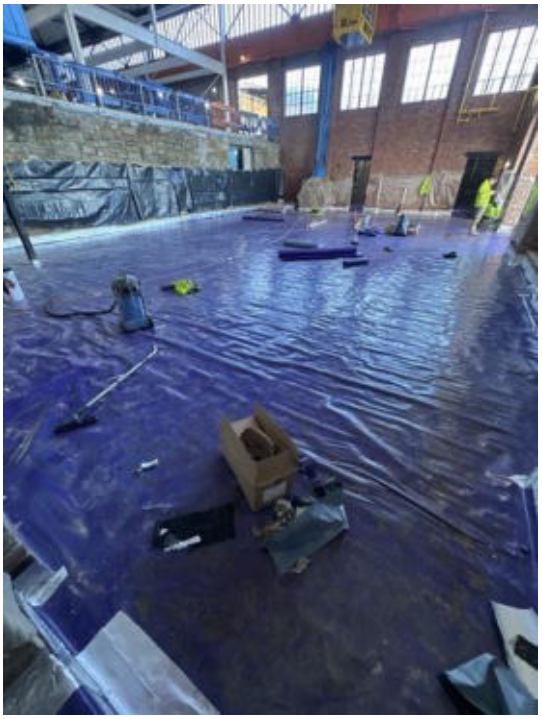


Photo 87

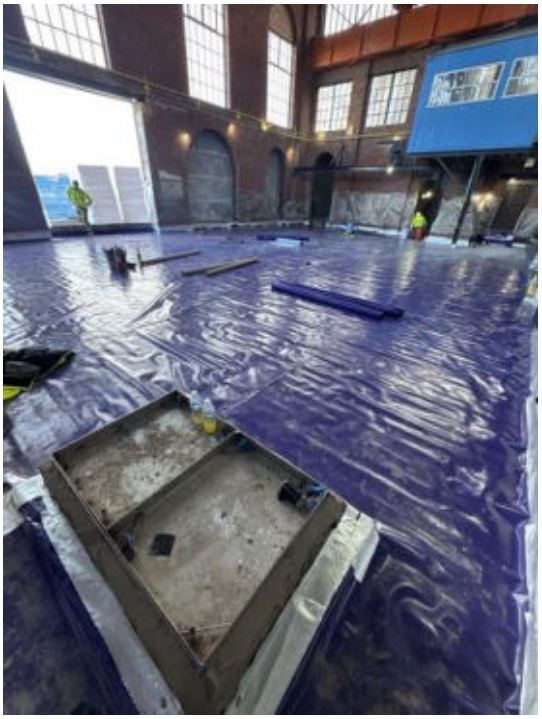


Photo 88



Photo 89

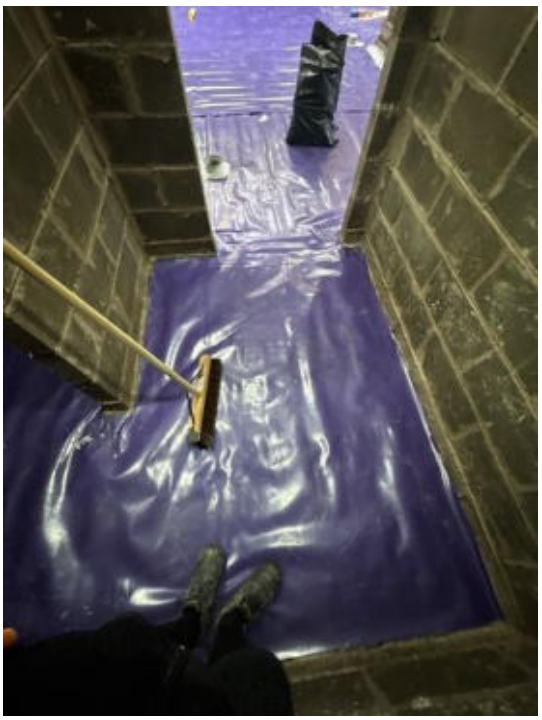


Photo 90

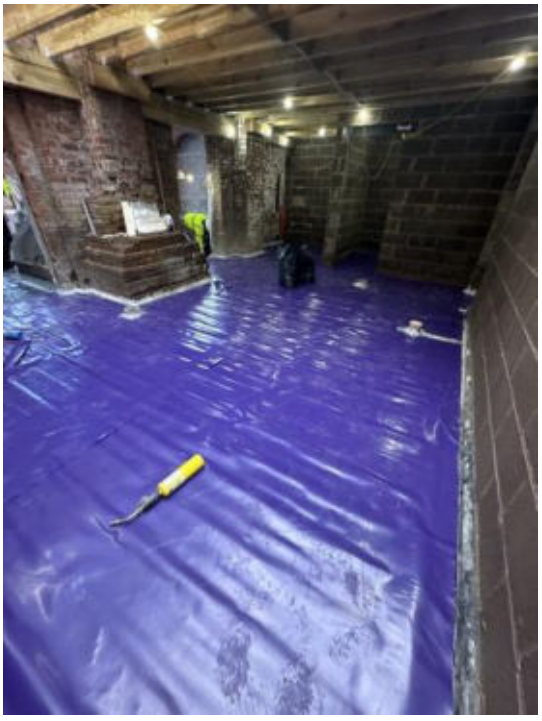


Photo 91