



Technical Note No.1

Client:- Valencia Waste Management Ltd
Site:- Pilsworth MRF Job Number 5984
Title:- Discharge of Conditions 4, 5 and 6 of Planning Consent 71273
ECL Document Ref: 9595/TN/01

Introduction

The purpose of this Technical Note is to provide information in relation to the discharge of Conditions 4, 5 and 6 of Planning Consent 71273.

This document should be read together with the Ground Gas Assessment Report ECL.9595.R06.001 dated May 2025 and design drawing for the capping layer ECL.9595.D02.001 contained within this submission package.

Commentary

Condition 4

Prior to any use of the building hereby approved occurring a scope of works for a ground gas assessment of the constructed Material Recycling Facility (MRF) should be submitted to and agreed in writing by the Local Planning Authority.

A Ground Gas Assessment Report has been prepared by Egniol Consulting Ltd, Report reference ECL.9595.R06.001 dated May 2025 included within the submission package.

This Ground Gas Assessment concludes that special precautions to the building for gas protection purposes are not required.

Condition 5

Following the provisions of Condition 4 of this planning permission and prior to any use occurring the following information shall be submitted to and approved in writing by the Local Planning Authority:

- a) The agreed ground gas assessment shall be undertaken, and the findings submitted the Local Planning Authority for approval; and*
- b) Should the above indicate that remediation is necessary, a Remediation Strategy shall be submitted to the Local Planning Authority for approval. The Remedial Strategy should also include proposals for capping of any exposed made ground. The remedial scheme shall be carried out in accordance with the approved Remediation Strategy unless otherwise agreed by the Local Planning Authority.*

No remediation is necessary to the building in accordance with the Ground Gas Assessment and also in consideration of the following:

1. The construction of the building is to non-heated industrial standards, that is a single skin of 0.7mm thick steel profiled sheet to both walls from half height to roof and the roof itself. The principal openings are large 'quick action' roller shutters doors which will be fitted to the north-east and south-west elevations. Numerous other openings and apertures are also part of the design of the building to all elevations.
2. Consequently, the building will be naturally very permeable or 'leaky' and so although there is to be no mechanical ventilation installed, there will be significant passive trickle ventilation provided by the pervious nature of the building and purge ventilation provided whenever the roller shutter doors are actioned with the movement of every vehicle in and out of the building.
3. The oversite ground slab of the building consists of a 250mm thick reinforced concrete slab over a 1200g polythene membrane over a 550mm thick mechanically stabilised reinforced granular raft. Any ground gases reaching the underside of the polythene layer, however unlikely this is to occur, will likely dissipate laterally rather than penetrate through the membrane and RC slab as the lateral migration path will be the one of least resistance.

Condition 6

The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:

- Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.*
- A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.*

Design

A capping design for the remediation of the contaminated soil is included as part of the submission package as shown on drawing no. ECL.9595.D02.001. We propose a minimum thickness of 300mm of clean soil, aggregate or concrete is to be placed extending a minimum of 2.5m away from the perimeter of the reinforced concrete ground slab of the building. This provides a 0.5m wide buffer beyond the designed extent of the reinforced granular raft (re-worked made up ground with possible contamination) to allow for over placement of the reinforced granular raft.

A high visibility geotextile will be placed on top of the re-worked made ground to warn of presence of potentially contaminated ground below if area is excavated in the future.

Where recycled aggregate or soils are used to provide the capping layer, these materials will be tested for contamination with these results assessed against the GAC for the standard use Public Open Space (Parks) to ensure compliance with these criteria. Where virgin aggregates or concrete is used, no contamination testing will be necessary.

Verification of Capping Layer

Verification of the extents and quality of the emplaced capping layer will be undertaken once the capping layer has been placed and completed.

Extents – The extents of the capping will be verified by surveying on a 1.0m x 1.0m grid by an independent third party. The width of the capping from the edge of the floor slab will be measured and recorded together with the thickness and confirmation of the presence of the high visibility geotextile by means of trial pits, where soils or aggregate is used, or edge measurement where concrete is used*. All measurements will be recorded and the trial pits or perimeter edges photographed.

*Note: Where concrete has been used as the capping layer, trial pitting will not be possible and so perimeter edge measurements will be used.

Contamination – Where virgin aggregate or concrete is used to provide the capping layer, no contamination testing will be required. Where soil or recycled aggregate is used, samples of the capping layer will be collected at the rate of 2 per 100t (minimum of 2 samples) and tested for contamination at a UKAS approved laboratory. The results of this contamination testing will be assessed against the GAC for the standard use Public Open Space (Parks) to ensure compliance with these criteria.

Upon completion of the verification process, a letter report will be compiled and issued to the LPA. The report will provide details of the measurements undertaken on site to confirm the extents of the capping, contamination testing results and assessment, photographs together with explanatory text.



Conclusions

The submission package should, we believe, be sufficient for Conditions 4 and 5 to be discharged together with the first part of Condition 6. Once the capping design has been agreed and implemented (capping design), a Verification Report will be submitted to allow the discharge of the second part of Condition 6 (Verification).

Document Reference	9595/TN/05
Revision	V1
Author	Dermot McGee
Signed	
Date	10.06.25