



# Northumberland County Council

## MEMO

**To:** Northumberland National Parks Planning  
**From:** David Lathan, Senior Environmental Health Officer,  
Environmental Protection Team.  
**Date:** 23 July 2020  
**Our Ref:** SRU140094  
**Planning Ref:** 20NP0043  
**Subject:** Conversion and extension of outbuildings (The Bothy and The Kennels) into 2 holiday accommodation units and construction of two storey side and rear extensions to existing dwelling and change of use of field to parking and alterations to driveway  
**Location:** Keepers Cottage, High Green, Otterburn, Northumberland, NE48 1RP

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I refer to your consultation dated 14 July 2020 and attachments:-

- TYPICAL CS2 GAS BARRIER DETAIL TO NEW FLOORS (July 14 2020)

### **Opinion**

In principle this Service is in agreement with this proposal.

### **Commentary**

The applicant has now been able to demonstrate that appropriate ground gas protection can be installed in the development. Additional information will be required regarding the installation as well as validation and verification process, however, this can be controlled via conditions.

If members are minded to grant planning permission the following conditions are recommended:-

### **Recommended Conditions**

#### **Condition 1 - Ground Gas Protection -**

No buildings shall be constructed until a report detailing the protective measures to prevent the ingress of ground gases, including depleted Oxygen (<19%), to the CS2 standard specified in BS8485:2015 (Code of Practice for the design of protective measures for Methane and Carbon Dioxide ground gases for new buildings), have been submitted to and approved in writing by the Local Planning Authority.

The report shall contain full details of the validation and verification assessment to be undertaken on the installed ground gas protection, as detailed in CIRIA C735 (Good

practice on the testing and verification of protection systems for buildings against hazardous ground gases)

**Reason:**

In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the health & amenity of the occupants of the respective properties

**Condition 2 – Validation and Verification of Ground Gas Protection:**

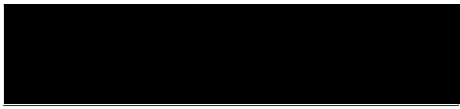
No building shall not be brought into use or occupied until the applicant has submitted a validation and verification report to the approved methodology in Condition 1\*, which has been approved in writing by the LPA.

\*in this list of conditions

**Reason:**

In order to prevent any accumulation of ground gas, which may potentially be prejudicial to the amenity of the occupants of the respective properties

*All recommended conditions above should be subject to confirmation by Development Services Legal Team, to ensure they are enforceable.*

	Name	Signature
Prepared by	David Lathan	
Checked by	Wendy Stephenson	