

Harrison McAfee
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NG2 5NF

Contact: Alex Bonser
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Your Ref:
Our Ref: V/2025/0372
Date: Thursday, 31 July 2025

SITE: Land Adjacent to, 69 Nottingham Road, Hucknall,
Nottinghamshire, NG15 7PY
PROPOSAL: Application To Discharge Condition 9 - Ground Gas Risk
Assessment Of Planning Permission V/2020/0290

Dear Sir/Madam

I write further to your application to discharge condition(s) relating to the above application. After reviewing the submitted details I can confirm the following:

Condition 9: Ground Gas Risk Assessment

Status: The following details have been submitted with the application to support this condition:

- 'Ground Investigation Report', Dated June 2025, Report Ref: M3945, Prepared by 'Sub Surface Midlands Limited', Received 26/06/2025.

Intrusive site investigations have taken place, which included undertaking 4x boreholes and ground gas monitoring. Made ground was encountered in all of the exploratory holes, which consisted of decorative gravel, sand, fragments of brick/coarse brick, concrete, sandstone and cobble. Natural superficial deposits consisting of firm clay and sandstone bedrock were also encountered.

No elevated levels of methane or gas flows were detected, however slightly elevated levels of carbon dioxide and depleted levels of associated oxygen have been detected. The elevated levels falls within 'Characteristic Situation 1', which identifies

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that for the type of development proposed, no protection or remedial measures are required.

The submitted details are considered to be acceptable in principle from a planning perspective. The construction of the dwelling should be suitably inspected by the appointed Building Control body to ensure it is appropriate for use, and would not put future occupiers of the development at risk.

Based on the above, it is considered that the conclusions are acceptable in meeting the requirements of the condition, and as such this condition is discharged in full.

Please do not hesitate to contact the above named officer should you have any further questions.

Yours Sincerely



pp Christine Sarris
Assistant Director Planning