
From: Giles Rawdon
Sent: 02 September 2025 09:34
To: Lesley Keal
Subject: RE: 25/00657/DISCON - Condition 9 Comments

Hi Lesley

The ground gasses of concern were carbon dioxide and methane rather than radon. The ground gas verification plan produced by Geodyne required gas protection measures in these areas.

Gatehouse and Vehicle Maintenance Garage (external to warehouse footprint)	
Structural barrier – traditionally constructed reinforced ground bearing slab	0.5 points
Pressure relief pathway – None proposed	0 points
Gas resistant membrane – Visqueen Gas Barrier to be installed throughout external Building Type C structures (2 points achieved when well installed and validated by an independent third party)	2 points
Total points achieved by proposed system (Type C building)	2.5 points

If this information is not available I think the best course of action would be for them to return to Geodyne and explain what has happened.

Kind regards

Giles Rawdon

Environmental Health Officer
(Environmental Protection)

Tel: 01455 255684

Email: giles.rawdon@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR



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From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 02 September 2025 09:15
To: Giles Rawdon <Giles.Rawdon@hinckley-bosworth.gov.uk>
Subject: FW: 25/00657/DISCON - Condition 9 Comments

Hi Giles

In response to your comments

Condition 9
There does not appear to be verification for the maintenance area within the footprint of the warehouse or the gatehouse and vehicle maintenance garage as per the verification plan.

Comments:

Please submit verification for the remaining type C areas for full discharge of the condition.

The details provided for the verification of the remaining areas is satisfactory.

They have provided the attached and the email below to satisfy Condition 9

Please let me know if the details are sufficient for the discharge

Kind Regards

Lesley Keal (Her/She)
Compliance & Monitoring Officer
Tel: 01455 255905
Email: Lesley.keal@hinckley-bosworth.gov.uk
Web: www.hinckley-bosworth.gov.uk
Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR



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From: Smith, Larna (Avison Young - UK) <Larna.Smith@avisonyoung.com>
Sent: 01 September 2025 15:30

To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Subject: RE: 25/00657/DISCON - Condition 9 Comments

Hi Lesley,

Please find enclosed additional information and explanatory text below for the EHO to review:

“These final two areas, the gatehouse and the vehicle maintenance area did not get the same certification as the other areas in the main building.

The contractor has instead, implemented a monitoring regime of these areas to demonstrate acceptable Radon levels. Please find the initial 10day monitoring results.

The contractor will be continuing the monitoring over the next few months in order to ensure the report is IRR77 compliant.”

I would be most grateful if I could please have confirmation of safe receipt of the attachments, and if the EHO now confirm acceptability?

I look forward to hearing from you.

Kind Regards,

Larna Smith (she/her)

Senior Planner

+44 07539 252 711

larna.smith@avisonyoung.com | avisonyoung.com

11 York Street, Manchester, M2 2AW

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From: Smith, Larna (Avison Young - UK)

Sent: 28 July 2025 14:23

To: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>

Subject: RE: 25/00657/DISCON - Condition 9 Comments

Hi Lesley,

I have requested the additional information from the Applicant and will revert once I've received further details regarding the Type C Areas.

Kind Regards,

Larna Smith (she/her)

Senior Planner

+44 07539 252 711

larna.smith@avisonyoung.com | avisonyoung.com

11 York Street, Manchester, M2 2AW

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From: Lesley Keal <Lesley.Keal@hinckley-bosworth.gov.uk>
Sent: 24 July 2025 16:22
To: Smith, Larna (Avison Young - UK) <Larna.Smith@avisonyoung.com>
Subject: 25/00657/DISCON - Condition 9 Comments

CAUTION: External Sender

Good Afternoon Larna

The Councils EHO has requested that there does not appear to be verification for the maintenance area within the footprint of the warehouse or the gatehouse and vehicle maintenance garage as per the verification plan.

Please submit verification for the remaining type C areas for full discharge of the condition.

Thank you

Kind Regards

Lesley Keal (Her/She)

Compliance & Monitoring Officer

Tel: 01455 255905

Email: Lesley.keal@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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