

## GAS VERIFICATION STRATEGY FOR PROPOSED PLOT 28 RESIDENTIAL DEVELOPMENT ON LAND OFF CARLTON AVENUE, BLYTH

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	RES731-BHA-DT-XX-DR-A-5002-S4-P03	TYPICAL LEVEL THRESHOLD DETAIL
	RES731-BHA-EXB-XX-DR-A-1200-S3-P05	PROPOSED SITE / BLOCK PLANS
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# GAS VERIFICATION STRATEGY FOR PROPOSED PLOT 28 RESIDENTIAL DEVELOPMENT ON LAND OFF CARLTON AVENUE, BLYTH

## 1 INTRODUCTION

FWS Consultants Ltd (FWS) was instructed by Emperor Developments to prepare a gas verification strategy for the proposed additional Plot 28 residential development on land off Carlton Avenue, Blyth as shown on Drawing RES731-BHA-00-XX-DR-A-1205-S4-P01 and RES731-BHA-EXB-XX-DR-A-1200-S3-P05, Appendix 1.

A gas verification strategy is required to discharge Planning Condition 21 of Planning Reference 20/03518/DISCON. This document sets out the requirements for gas protection measures informed by the gas risk assessment (Ref. 1) and the requirements of Northumberland County Council, and identifies the validation procedures for the gas protection measures that should be adopted during construction.

The current development was to include 27 residential plots, for which a gas verification strategy plan was already issued in April 2021 by FWS (Ref. 7). This gas verification strategy report covers the additional Plot 28, which was not included in the original proposed development. It is understood that the gas protection measures design is to remain identical to the ones installed on the first 27 plots.

All proposals, methods and techniques to be adopted by the Contractor shall be to the approval of FWS and the Local Authority.

## 2 DEVELOPMENT PROPOSALS

The additional development is to include one residential property (Plot 28) with associated roadways, gardens and parking. The overall site development layout as proposed is shown in Drawing RES731-BHA-00-XX-DR-A-1205-S4-P01, Appendix 1, and the proposed Plot 28 development layout is shown in RES731-BHA-EXB-XX-DR-A-1200-S3-P05, Appendix 1.

## 3 SITE LOCATION AND DESCRIPTION

The 0.6 ha site at National Grid Reference 430165E, 579415N is situated 2.4 km southwest of Blyth town centre. The site boundary is shown in Drawing RES731-BHA-00-XX-DR-A-1205-S4-P01, Appendix 1.

The additional Plot 28 is presently within the proposed development construction site surrounded by residential development to the north, south and west, and bounded to the east by a railway line. The Plot 28 boundaries are shown in Drawing RES731-BHA-EXB-XX-DR-A-1200-S3-P05, Appendix 1.

## 4 PREVIOUS INVESTIGATIONS

### 4.1 Desk Study

It is understood that a desk study for the site has been undertaken, but a copy is not currently available to FWS.