

Our Ref C4800/24/E/GM
7th March 2025



Highstone Building Services
329 Wakefield Road
Denby Dale
Huddersfield
West Yorkshire
HD8 8RX

For the attention of Daisy Airstone,

Dear Daisy,

Ref: Gas Monitoring at The Priory, Whitechapel Road.

Further to our report on a geo-environmental investigation (C4800/24/E/7331) which was presented in January 2025, we have now completed the gas monitoring and present our findings.

Monitoring

Gas monitoring standpipes were installed to between 0.75m and 3.0m depth in boreholes WS02 (HP), WS03 and WS04, the locations of which are provided on the site plan presented as Appendix 1 of the geo-environmental report. Visits were made to the site between the 10th January and the 3rd March 2025. The results of this work are tabulated below:

Table 1: Gas Monitoring									
Location	Date	CH ₄ (%)	CO ₂ (%)	O ₂ (%)	Flow	Barometric Pressure (mb)	Water Level (m)	Standpipe Depth (m)	
WS02 (HP)	10.01.2025	0.1	1.1	20.6	0.0	1020↑	DRY	0.75	
	14.01.2025	0.1	0.1	21.3	0.1	1033↔	DRY		
	23.01.2025	0.1	0.1	19.7	0.0	995↓	DRY		
	28.01.2025	0.1	0.1	21.4	0.0	982↑	DRY		
	19.02.2025	0.1	0.1	21.7	0.0	1005↓	DRY		
	03.03.2025	0.1	0.1	20.0	0.0	1027↔	DRY		
WS03	10.01.2025	Flush cover frozen. Standpipe not accessible.							3.0
	14.01.2025	0.0	0.2	21.1	0.0	1033↔	1.60		
	23.01.2025	0.0	0.1	20.7	0.0	995↓	DRY		
	28.01.2025	0.1	0.1	21.1	0.0	982↑	DRY		
	19.02.2025	0.1	0.2	21.6	0.0	1005↓	DRY		
	03.03.2025	0.0	0.2	20.0	0.0	1027↔	DRY		
WS04	10.01.2025	0.0	0.2	21.6	0.0	1020↑	DRY	3.0	
	14.01.2025	0.0	0.1	18.6	0.0	1033↔	DRY		
	23.01.2025	0.1	0.1	21.1	0.0	995↓	1.89		
	28.01.2025	0.1	0.1	21.2	0.0	982↑	1.43		
	19.02.2025	0.1	0.1	21.6	0.0	1005↓	1.87		
	03.03.2025	0.0	0.2	21.4	0.0	1027↔	1.83		

↑ rising pressure ↓ falling pressure → steady pressure



ENVIRONMENTAL & GEOTECHNICAL



Rogers Geotechnical Services Ltd
Offices 1 & 2 Barncliffe Business Park, Near Bank, Shelley, Huddersfield, HD8 8LU
☎ 01484 604354 Company No. 5130864

The monitoring visits were undertaken using a Geotechnical Instruments (UK) Ltd. GA5000 (serial No G503524) which was last calibrated on the 25th October 2024.

Gas Concentrations

With respect to ground gas, the results of the completed monitoring regime indicated a maximum concentration of 0.1% methane, with concentrations of carbon dioxide ranging between 0.1% and 1.1% in association with oxygen levels of between 18.6% and 21.7%. It should be appreciated that on non-contaminated sites there is generally about 20% by volume of oxygen, associated with low levels of carbon dioxide. In addition, a maximum flow rate of 0.1 litres per hour was recorded and should be employed in the any calculations.

The principal driving force for initiating the movement of gas in the ground is a change in barometric pressure. The most onerous gas condition on a site is usually observed on days of low or falling barometric pressure, preferably below 1000mb. It has been noted that measurements undertaken solely during high pressure conditions may be of lesser value. At this site the readings undertaken to date were at atmospheric pressures of between 982mb and 1033mb.

In view of the above, it may be appreciated that the continued gas monitoring has revealed no increases in gas concentrations or flow rates. Moreover, the third and fifth visit took place during a period of known falling pressure.

Risk Assessment

In order to establish the gas screening value (GSV) for carbon dioxide or methane, the maximum gas concentration (expressed as a decimal) is multiplied by the borehole flow rate (l/hr). In this case 0.1% (0.001) methane was recorded along with 1.1% (0.011) carbon dioxide, in association with a maximum flow rate of 0.1 l/hr. This results in a GSV of 0.0001 l/hr for methane and a GSV of 0.0011 l/hr for carbon dioxide.

In accordance with Table 8.5, *Modified Wilson and Card classification* of the CIRIA report C665, *Assessing risks posed by ground gasses to building*, the site may be characterised as *Characteristic Situation Level 1*. It is therefore considered that there is a very low risk of harm to end users and site operatives and no special precautionary measures are required in accordance to Table 8.6, *Typical scope of gas protection measures*, of CIRIA report C665.

With regard to the number of monitoring visits required reference is made to Tables 5.5a and 5.5b of CIRIA report C665 (2007)¹.

Accepting that the proposed development is of high sensitivity and that the generation potential is very low, these tables suggest that 6 readings could be undertaken over a period of at least 3 months. However, C665 notes that *not all sites will require gas monitoring for the period and frequency indicated in Tables 5.5a and 5.5b*. In this case, a total of 6 monitoring visits were undertaken over a 3 month time period.

¹ Adapted from tables 5.5a and 5.5b of CIRIA C665, 2007, *Assessing risks posed by hazardous ground gas to buildings*, p60.



In view of the above it is considered that with respect to gas monitoring, the site is fully characterised.

Remediation Strategy for Ground Gas

As a consequence of the above, the site may be characterised as *Characteristic Situation Level 1*. This conclusion was provisionally considered in the geo-environmental report. However, on the basis that further monitoring would be necessary to fully characterise the site, recommendations were discussed regarding protection appropriate for *Characteristic Situation Level 2*. This was to ensure that the most onerous possible costs were considered but also to provide appropriate recommendations in case the further monitoring could not be completed. In this instance, it should be appreciated that the final monitoring regime has reinforced the characterisation of a low risk. As such, no specific remediation will be required to protect against bulk ground gases.

References

- British Standards Institution (2013), BS 8576 Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds.
- British Standards Institution (2015 +A1:2019) BS8485: *Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings*, B.S.I., London.
- CIRIA Report C665, *Assessing risks posed by ground gasses to building*.

We trust that this information is of interest and should you have any other requirements do not hesitate to contact us.

For Rogers Geotechnical Services Ltd,

Yours Faithfully,



Rob Palmer MSc FGS ACIEH
Engineering Director

