

**From:** [REDACTED]  
**Sent:** 22 June 2017 15:18  
**To:** Constantinescu, Nora-Andreea  
**Cc:** [REDACTED]  
**Subject:** RE: 12466-51 Ornan Court - Supplementary BIA Package

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Nora

Please find below our queries, numbered as per the Audit Query Tracker (Appendix 2 of the previous D1 report):

1. Desk Study - the outstanding requirement is the conceptual site model (CSM). The other requirements have been addressed (historical land use, confirmed utility assets outside the zone of influence, outline construction programme, non-technical summary paragraphs). The CSM should indicate the existing and proposed developments in the context of the ground and groundwater conditions, and the neighbouring structures / retaining walls, with potential impacts and risks identified.
2. Stability - shrink swell movements are reported to be '<25mm within 1m of the property' within the Supplementary BIA, whereas the statement from Site Analytical Services states that 'at 3.2m depth any variations (in moisture content) are likely to be un-noticed'. A conclusion as to whether shrink swell is assessed as likely or not should be provided, with an assessment of impact if applicable. For instance, if <25mm of ground movement is considered likely, how does this affect the ground movement assessment?
3. Stability - LUL assets - closed.
4. Stability - groundwater monitoring - closed. Additional monitoring has been undertaken and will be ongoing during the works.
5. Stability - dewatering proposals - closed. These are indicated as utilising sump pumping although no details are provided. Dependent on response to the ground movement assessment, further information may be required.
6. Stability - assessment of on-site retaining structures - the supplementary BIA provides outline information on the current repair / upgrade works of the retaining walls that 'will considerably reduce the likelihood of any collapse of these walls in the future'. Some further information should be provided to justify this response, such as dimensions of the retained height and details of the retaining structure. These structures should also be assessed within the quantitative Ground Movement Assessment to indicate if they will be affected by ground movements, and if so what the impacts of those movements will have. It is noted that on page 2 of the Supplementary BIA (4.14) that retained structures are outside the zone of influence of the development, however Fig 2 of the SAS report suggests retaining structures within 5m of the development.
7. Stability - Ground movement, damage impact and structural monitoring - the Supplementary BIA states that 'damage is unlikely to be greater than Category 1 and no ground movement is expected during the works'. This assessment is not accepted and ground movements will be generated by underpinning. A quantitative assessment of ground movements and damage impacts should be presented, with structural monitoring proposals to include trigger values and contingency actions, as applicable.
8. Hydrology - Drainage and SUDS - closed.

The Engineer's inclusion of the planning appeal document is noted. Notwithstanding the comments within that document, the requirements of CPG4 are required to be addressed, as set out above.

If a single submission to address these outstanding queries is provided within the next 2 months, without the need for further clarifications, then we will close out the audit report for no additional fee. If additional submissions / discussions are required, additional fees may be applicable.

Regards


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Date: 22/06/2017 12:33  
Subject: RE: 12466-51 Ornan Court - Supplementary BIA Package

Hi Nora

I will send you a detailed response later today - however, we are not satisfied with the level of response provided by the applicant and will be requesting further clarifications.

In regards the objections, all the concerns relating to stability, hydrogeology and hydrology have been picked up by our review; I do not think they have identified any new issues / concerns.

Regards

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