

Midlothian Council Interim Policy

Gorebridge Gas Protection Measures

Date of implementation: 20 Jan 2017

Implemented by: Midlothian Council Building Standards



In 2013 the residents of a number of properties within a social housing development in Gorebridge, Midlothian were found to have been adversely affected by high levels of carbon dioxide (CO₂). In September 2016 the Council was made aware of a similar incident in a nearby, although separate, residential development.

Following this second incident of mines gas migration into residential property in the Gorebridge area, Midlothian Council implemented measures deemed appropriate to secure the health and safety of potential building occupiers in the Gorebridge area.

Development within the Gorebridge geographical defined area (see black outline on Appendix - Gorebridge Defined Geographical Area map attached) identified to be at increased risk of the ingress of ground gas emanating from old mine workings will require to adhere to the following policy:

- A. Within that designated geographical area, new applications for building warrant are required to provide gas protection measures which meet a minimum 'characteristic situation 2 level' with the provision of a gas membrane and ventilation layer, even where the applicant has undertaken ground investigations which have shown no indication of likely gas ingress.**
- B. For developments with a warrant but are yet to start or whose development is unfinished within the Gorebridge designated geographical area, the Council now recommends that gas protection measures which meet a minimum 'characteristic situation 2' level are provided with the provision of a gas membrane and ventilation layer.**

All new extensions within the Gorebridge geographical defined area will require to adhere to the following policy:

- C. If the existing dwelling has gas protection, then suitable gas protection, such as a gas membrane and venting, requires to be provided for the proposal.**
- D. If the existing dwelling does not have gas protection and the proposed extension:**

- 1) is separated from the existing dwelling (is not open plan), suitable gas protection, such as a gas membrane and venting, requires to be provided for proposal.
- 2) is open plan to the existing dwelling, gas protection does not require to be fitted.

All new conversions (for example domestic garage to apartment) within the Gorebridge geographical defined area will require to adhere to the following policy:

E. Suitable gas protection, such as a gas membrane (and venting where appropriate), requires to be provided for the proposal.

Additionally, all building warrants which are within the Gorebridge defined geographical area and consist of an extension or conversion will require to meet the guidance equivalent to that outlined in BRE document 211: 2015, Radon, Guidance on protective measures for new buildings, Sections 6.11 Extensions and 6.13 Conversions and refurbishment.

The principals of the above policies for domestic buildings will also apply to building warrant applications for non-domestic buildings within the Gorebridge geographical defined area.

All proposed building warrant applications within the Midlothian area which fall out with the geographical defined area of Gorebridge will continue to be asked to take cognisance of Midlothian's prevalent mining history and where required, undergo the current peer review process for the purpose of establishing reasonable enquiry in accordance with associated contaminated land guidance (relative to the building regulations in force at the time of the application). Therefore all applications out with the Gorebridge defined geographical area will be asked to take cognisance of Midlothian mining history whether they are peer reviewed or not.

All applications currently in the system, which have not been approved, should also be advised of Midlothian's mining history prior to approval.

Gorebridge

