

MEETING 240625 WITH BARRATT DEVELOPMENTS

Doug Hay and I met with Andy Gargan and Kevin Cole of Barratt developments. We discussed the following matters:

1. Dust: will there be compensation for householders? Andy Gargan confirmed that they did pay for one householder's solar panels to be cleaned, but said that this was a one off. They have had no complaints or requests for such payment from anyone else, and if they do they would be looked at on a case-by-case basis.
2. Piling: they have to keep below 70dB; we asked if there were noise monitors, and if so where. They are apparently on the eastern boundary of the site, in two locations, and all measurements have been below the 70dB. Most measurements are in the 50dB area, and the highest was 63dB. The monitors also measure vibration, and again all measurements are within the set limits. They also noted that vibro piling is being used on the eastern boundary, but on the south west part of the site it will be driven concrete, which might be more intrusive, and this will start in late summer.
3. We asked whether any dilapidations surveys would be carried out to houses, and were informed that there were no plans to do so, as in their view it was not necessary, as piling would not cause sufficient vibration to cause damage.
4. We asked what is happening with Gerry Gaffney's new sewerage connection. They confirmed that they had received consent from Scottish Water to provide him with a temporary connection to Douglas Dr, and also confirmed that they would have to provide him with a permanent solution which will separate surface and foul drainage. See SW document on "Conditional Technical Audit".
5. Drainage: we asked them to confirm that drainage pipe is to go 500mm below the Ineos pipe, and were informed that they have discussed this with Ineos, and that pipeline might be as much as 1200mm or more below the surface level (and the gas pipeline is deeper still). The work in crossing the Ineos pipeline must be supervised by Ineos, and there must also be a minimum of 500mm separation. The drainage pipe will be gravity fed.
6. We also discussed whether there was a pipe going into or out of the Bogwood. They confirmed that they had investigated this to see whether there was such a pipe, but they had not found one and concluded that the water in the Bogwood was there through natural drainage. The level has remained roughly constant during the initial work.
7. We asked to see the drainage plan, and were given access to this.
8. We requested that lorries taking material down Waggon Rd to go more slowly – they are driving fairly quickly, and often take up the full width or more of the carriageway, which can cause difficulties for traffic going in the opposite direction. They confirmed that they are actually bringing materials onto the site, rather than removing it, and they will remind the contractors of their responsibilities.

9. Regarding access, there will be a slip lane going into the site, starting in August.
We also asked about the bus stop location, and they will look into this.
10. They also informed us that the show homes would be going up in late September.