



Planning MCC <planning@manchester.gov.uk>

7 York Road, Planning Condition - CDN/20/0759

1 message

7 December 2020 at 22:44

To: "planning@manchester.gov.uk" <planning@manchester.gov.uk>, [REDACTED]
[REDACTED]

Dear Sir/Madam,

Please find below the email from Manchester building control department confirming a dpm layer below the slab which has been lapped with the tanking layer (above the slab) at the property before casting of the slab and screed over. Please could you confirm if this is adequate for signing off the condition for the provision of a gas membrane at the above property. Although the membrane installed is only as a dpm, the site isn't considered to be adjacent to an active landfill site, and as such is not considered a high risk for the gas membrane level of protection. Please could you review the below and previous photographs to confirm if this is adequate to discharge the condition of the gas membrane requirement.

Please note that if additional external air bricks are required to be installed to allow any potential gas to escape from the cavity walls of the extension, then these can be installed along the external perimeter walls.

Thank you for your attention and consideration. In the meantime if you have any queries please do not hesitate to get in contact with me.

Kind regards,
[REDACTED]

From: Glyn Tyler <glyn.tyler@manchester.gov.uk>**Sent:** 07 December 2020 17:20
[REDACTED]**Subject:** 7 York Road, Planning Condition as discussed this morning

Dear Sir,

Sorry for the late reply but I've checked the site notes provided by Aedis and the only reference to a slab inspection only mentions a DPM and not any gas membrane being present. I've copied the relevant note to below for your viewing:

[REDACTED] 21/10/2016

Slab formation incorporating 100mm insulation, DPM which will lap with tanking to be installed, sand blinding but no hardcore - ground has been wakkered *Engineer to verify no hardcore layer as ok ground does seem coarse and compact but needs structural verification at my request - Owner agreed to this. Mesh in slab also, pour to be 150 mm concrete over formation. seems reasonable subject to engineers ok to follow in coming weeks as advised by client. - Externally wall to sunken terrace agreed foundation taken down to invert level of foundation to existing building as I have not seen builder confirmed - ok. -PM To contact me if any queries but main thing is to wait for structural ok on slab from engineer.

I've also checked our Building Control landfill site maps and the property is not located within the

landfill zone or buffer zone so I cannot advise on where the area of concern in the locality lies so the planning department will have to be consulted to establish any further details on the relevant site.

Regards
Glyn Tyler
Building Control Surveyor

Manchester City Council
Growth & Development Directorate
Planning, Building Control & Licensing Section
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General Office: 0161 234 4490 (general office)

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