



Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

12

Suffix

Property Name

Address Line 1

Redcliffe Drive

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M4 7BS

Description of site location must be completed if postcode is not known:

Easting (x)

385543

Northing (y)

398917

Description

Applicant Details

Name/Company

Title

Mr

First name

Liam

Surname

Kelly

Company Name

Address

Address line 1

12 Redcliffe Drive

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M4 7BS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a single storey side and rear extension

Reference number

141183/FH/2024

Date of decision (date must be pre-application submission)

29/10/2024

Please state the condition number(s) to which this application relates

Condition number(s)

4) Prior to the commencement of development, appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval in writing to the City Council, as Local Planning Authority.
The approved details shall then be implemented as part of the development. Any further development shall not compromise any existing remedial measures previously installed at the site as part of planning permission 123887/FO/2019.

Has the development already started?

- ☒ Yes
- ☐ No

If Yes, please state when the development was started (date must be pre-application submission)

10/07/2025

Has the development been completed?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes

☐ No

If Yes, please indicate which part of the condition your application relates to

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The approved details shall then be implemented as part of the development.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Following the report from the original application of the development, Due to reduced oxygen and elevated carbon dioxide concentrations, low-level ground gas protection measures are required to Amber 1 protection levels.

As the new structures would be defined as privately owned residential buildings, they are classed as a 'Type A Building' and will require a protection score of 3.5 points, which is to be made up of at least two types of protection.

A typical protection system would combine the following to achieve the required minimum score;

Ø Passive subfloor void of very good performance – 2.5 points

Ø Gas resistant membrane installed with good workmanship – 2 points

To follow this strategy, Information on the Low permeability gas membrane for Amber 1 is provided and detail of the passive ventilation in line with building regs. Further information from the membrane manufacturer can be forward if needed.

Subfloor ventilation should be provided by vents not less than 1,500 mm²/m run of external wall or 500 mm²/m² of floor area, whichever is the greater. Standard brick air 6170mm² for an existing Area of 47 sqm will mean 4 air bricks plus existing . Cavity trays will be required over the proposed sub-floor ventilation ducts.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Angel Muzas

Date

24/09/2025