

14 May 2025

Planning Reference Number: 142224/FO/2025

FAO Environmental Health Officer
Planning, Building Control & Licensing
Growth and Development
Manchester City Council
Level 6 Town Hall Extension
Manchester
M2 5DB

Colony Piccadilly
5 Piccadilly Place
Aytoun Street,
Manchester
M1 3BR

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Disbury High School: Planning Condition Discharge Report Condition 5) a) 142224/FO/2025

Koda Engineering Ltd have been asked by Wilson Mason Architects to prepare a technical response to facilitate the sign off of condition 5) a) of planning application 142224/FO/2025.

Planning Condition: 5) a)

G5) a) 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 to and approved in writing by the City Council as Local Planning Authority. Alternatively, prior to the commencement of development, full details or evidence to demonstrate that the proposed works will not be affected by landfill gas ingress and will not have an adverse impact upon the existing remedial measures previously installed at the site as part of Planning Permission 118539/FO/2017 shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Development shall take place in accordance with the agreed details.

Technical Response

Figure 1 below illustrates that the proposed extension is at second floor with the building supported on exposed external columns. The building is only connected to the existing at second floor and roof. The existing gas protection measures at ground floor are therefore unaffected by the works. We have not proposed new gas measures to the extension as there is 8m of free air circulation to disperse any ground gases.

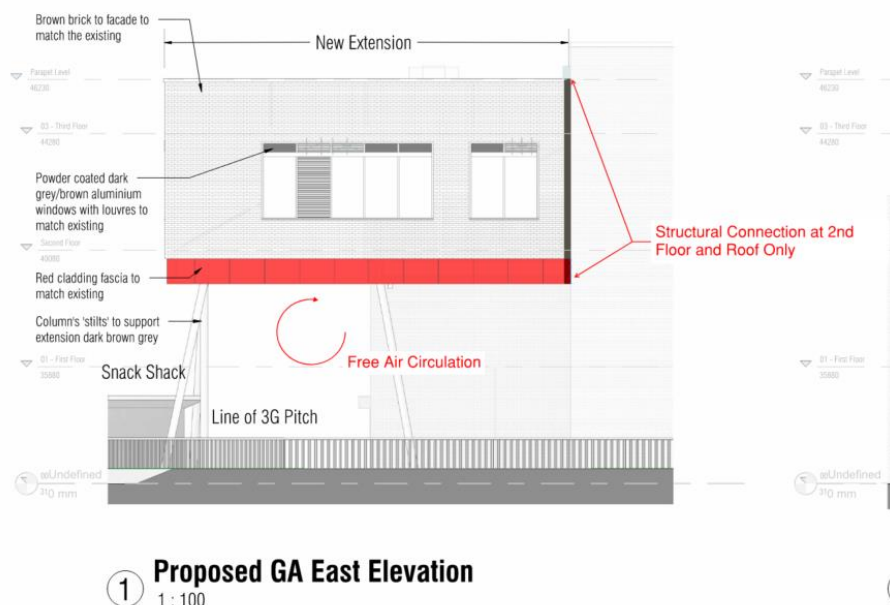


Figure 1: Proposed Elevation

Company No: 16035963

We trust this is acceptable and that you are not able to fully discharge the planning condition. If you require any clarifications or any additional information, then please do not hesitate to contact us.

Yours sincerely



Kris Clark
Director
For Koda Engineering Ltd