Proposal in respect of condition 4
of
Planning Permission 139852/FH/2024
for
Erection of a single storey front and side extension, following demolition of garage and replacement of roof tiles including installation of photovoltaic solar panels.
at
229 Blackley New Road Manchester M9 8FS

INTRODUCTION

The planning consent at condition 4 requires approval as follows,

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 to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.
Reason - The development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas. Pursuant to policy EN18, DM1 of the Manchester Core Strategy (2012) and saved policy DC1 of the Unitary Development Plan (1995).

PROPOSAL

In terms of overall footprint (101m2) the amount that is new footprint is 15.8% (16m2).
The area of new footprint is hatched yellow on the ground floor plan 01revA accompanying this submission.
With the exception of the garage the ground floor is constructed of floorboards on timber floor joists with a large ventilated air space approximately 400mm deep to the sub base.
It is proposed to install a Visqueen Low Permeability Gas Membrane to the 16m2 of new footprint extension sub base.
With respect to the small front extension to the garage it is proposed that there will be no specific measures and this should be acceptable on the basis of the *de minimus* increase of building footprint brought about by this part of the work.

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A GAS MEMBRANE OFFERING PROVEN PROTECTION AGAINST RADON, CARBON DIOXIDE AND LOW LEVELS OF METHANE

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- Also acts as a damp proof membrane

Low Permeability Gas Membrane System Checklist

- Visqueen low permeability gas membrane (LPGM)
- Visqueen jointing tape system
- Visqueen top hat units
- Visqueen detailing strips
- Visqueen TreadGUARD1500

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