20th June 2024

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Dear Planning Team

Re: No. 81 Ashley Lane M9 4NU
Planning Application for discharge of Condition 6 relating to planning application Ref 139043/FH/2024

Background

Planning permission (Ref 139043/FH/2024), was approved on the 18th April 2024 by the Council providing for the following development:

"Erection of single storey rear extension and elevational alterations and hip to gable conversion with insertion of rear dormer."

The application was approved subject to total of 6 planning conditions. We are instructed to apply to enable the discharge of the following conditions:

Condition 6

Prior to the commencement of the 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 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 of the Manchester Core Strategy (2012).

Supporting Documentation

Accordingly, please find enclosed detailed construction designs for the proprietary gas membrane to support the development.

Next Steps

Against this background, the application for the proposed discharge of Condition 6 is deemed to be in accordance with relevant planning policy and considered acceptable in planning terms.

As such, we look forward to confirmation of early validation and determination of the application.

Yours sincerely



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