


Planning

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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

7

Suffix

Property Name

Address Line 1

Hightrees Drive

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 2JF

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

Easting (x)

383735

Northing (y)

392259

Description

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Cooper

Company Name

Address

Address line 1

7 Hightrees Drive

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M20 2JF

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

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

Reference number

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

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

Condition number(s)

Has the development already started?

☒ Yes

☐ No

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

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

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

Seeking to discharge condition 4.

Further to telephone discussion and email exchange with Robert Tyrer I now provide the following information:

A proprietary gas membrane has been installed in the form of a Alderprufe GRA gas barrier in order to protect the property from ground gasses. The membrane installed crosses the wall cavity to prevent gas ingress.

The Alderprufe GRA Gas Barrier brochure and data sheet is attached to this application along with the Agreement Certificate Product Sheet for the Alderprufe GRA from the British Board of Agreement.

The brochure confirms that the Alderprufe GRA is Methane resistant, Carbon dioxide resistant, radon resistant and hydrocarbon vapours resistant.

If any further information is required please advise.

Information previously provided in last discharge application:

Condition 4 summary: Appropriate and comprehensive construction designs for the installation of a proprietary gas membrane are required, in order to relieve any possibility of landfill gas ingress to the building.

Detail is included in the building regulation pack. Refer to "Proposed section and details 12A" outlines details for gas membrane/ visqueen at item 6: Ground Floor Detail:

"Floor finish TBC by client on 50mm sand/cement screed on Visqueen 500gauge separating layer on 150mm Reinforced concrete to S.E. design on Radon proof Membrane DPM on Oversite concrete on ground 'U' Value achieved 0.15W/m2K. 25mm Perimeter insulated upstand thickness of Screed."

With further details provided in "VSE DWG 2094-160-001-A1 REV B" at Typical Section Through Foundations and updated version in "VSE DWG 2094-160-001-A1 REV C":

"SCREED TO ARCHITECTS DETAIL. INSULATION & SEPARATION LAYER TO ARCHITECTS DETAILS. 150mm THK GR C25 GROUND BEARING SLAB WITH 1 LAYER A393 TOP & 1 LAYER A393 BTM WITH 35mm COVER ALL ROUND. MIN. 1200 GAUGE VISQUEEN TO ARCHITECTS DETAIL. 50 SAND BLINDING COMPACTED TO REFUSAL."

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

16/05/2023

Details of the pre-application advice received

Telephone discussion and subsequent exchange of emails in relation to input on the documents to submit with a new request to discharge the condition 4.

Robert Tyrer confirmed I would need to create a new request to discharge the condition 4 with the information we discussed and I sent to him on 16 May 2023.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Chris Cooper

Date

24/05/2023