



Discharge of Conditions Application

**101 New Barns Avenue,
Manchester,
M21 7DB**

Application 136279/FH/2023

Erection of a part single, part two storey side extension and a single storey rear extension; enlargement of hard surfaced area at front to form car parking space

Approval Received 05.05.2023

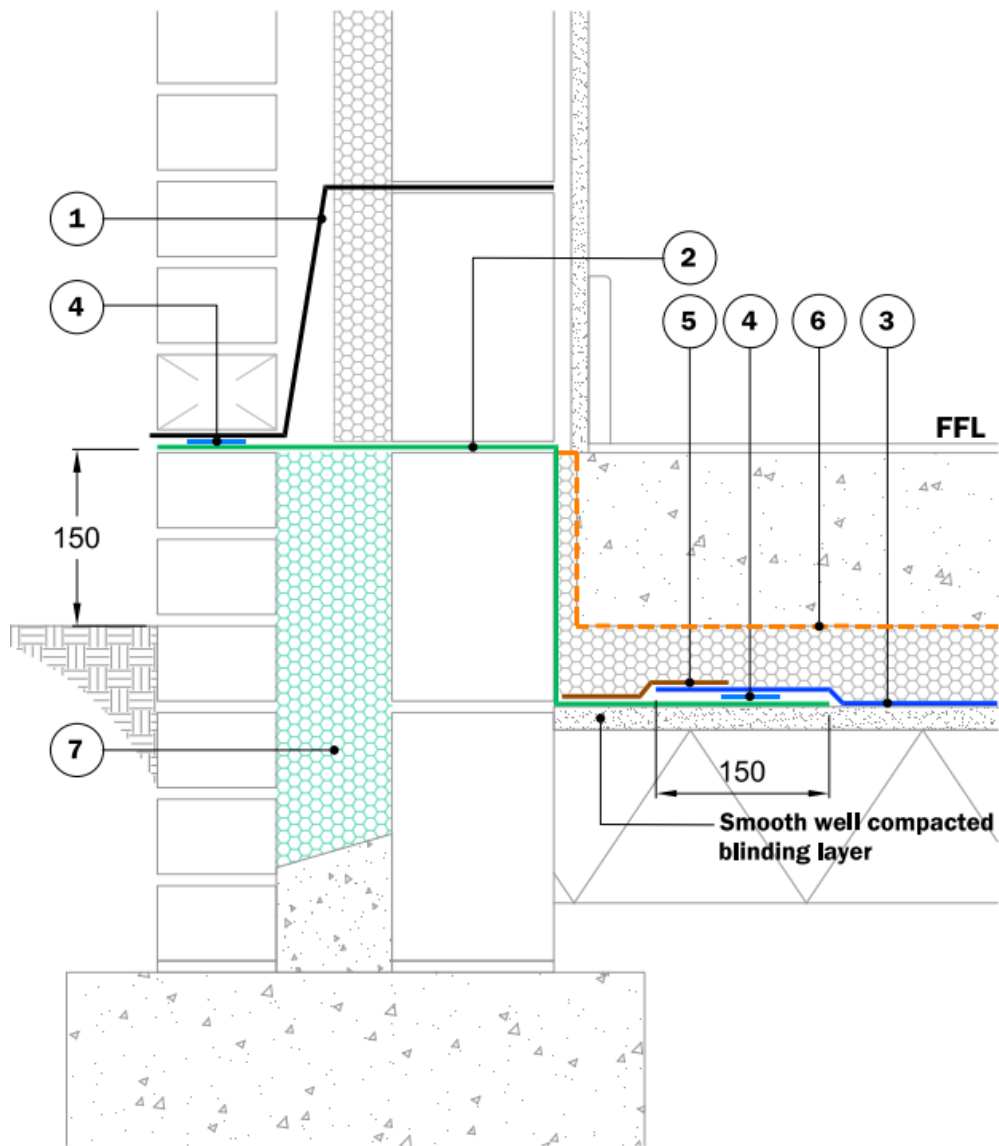
Condition 6) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development. 136279/FH/2023 Page 4 of 6 Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 059112/FO/SOUTH/00, 061651/FO/SOUTH2/01 and 061650/FO/SOUTH2/01. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

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. The existing development has had remedial measures installed as part of Planning Permissions 059112/FO/SOUTH/00, 061651/FO/SOUTH2/01 and 061650/FO/SOUTH2/01. The current works shall not compromise the protection afforded by these earlier measures. Pursuant to policy EN18 of the Manchester Core Strategy (2012).

The following detail for the ground baring slab has been included below to show the specification of a Visqueen gas barrier to be installed beneath the ground baring slab of the proposed extensions. It is to be installed as per the manufacturers details and will be laid onto a 50mm thick sand blinding layer. Any joints are to be overlapped by 150mm as shown in the drawing and taped using Visqueen double sided tape (10x50mm) and sealed using Visqueen gas resistant foil tape. To be used in conjunction with Visqueen ultimate gas DPC.

Airtight seals should be formed around all service entry points and will be kept to a minimum. Visqueen Preformed Top Hat Units are recommended for sealing service entry pipes. The base of the top hat and the upstand should be bonded using Visqueen Pro Double Sided Jointing Tape and sealed with Visqueen Gas Resistant Foil Lap Tape. The upstand should be secured with the supplied jubilee clip

The contractor will expose the existing gas membrane and joint as tape as per the above to provide a continuous protection layer from harmful gases. If the barrier is punctured or perforated, a patch of the same material should be lapped at least 150mm beyond the limits of the puncture and bonded with Visqueen Pro Double Sided Jointing Tape and sealed with Visqueen Gas Resistant Foil Lap Tape. Alternatively a patch can be formed using Visqueen Pro Detailing Strip and lapped at least 150mm beyond the extents of the puncture.



Key

1. Visqueen Zedex CPT DPC
2. Visqueen Ultimate Gas DPC
3. Visqueen Gas Barrier
4. Visqueen Double Sided Tape (10x50mm)
5. Visqueen Gas Resistant Foil Tape
6. Visqueen Vapour Barrier
7. Rigid Insulation

