

# Discharge of Planning Condition Report

**Condition 4 full discharge of application after partial discharge of condition under** Application number: CDN/25/0917  
**Gas Membrane (Completion / Verification Report)**  
**Planning Permission Ref:** 141183/FH/2024  
**Site Address:** 12 Redcliffe Drive, Manchester, M4 7BS

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## 1. Introduction

This report has been prepared in support of an application to discharge the outstanding requirements of **Condition 4 (Gas Membrane)** attached to planning permission **141183/FH/2024**.

The Local Planning Authority has confirmed that the first part of the condition has been discharged based on the approved details. This submission relates to the second requirement of the condition, namely the provision of a Completion / Verification Report following completion of the development.

This report has been prepared by the project Architect, acting also as Principal Designer, based on information provided by the contractor, photographic evidence, and Building Control inspection records.

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## 2. Condition Requirement

The relevant part of Condition 4 states:

*"In order to fully discharge the condition, 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."*

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## 3. Summary of Development

The development comprises a single storey side and rear extension with associated alterations at the above site.

All works have been carried out in accordance with the approved planning drawings and specifications, including the previously approved gas protection measures.

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## 4. Installation of Gas Protection Measures

The gas membrane system was installed as part of the substructure build-up in accordance with the approved details.

The installation was undertaken by Cheshire Green Construction (Contractor) and included:

- A gas membrane layer installed continuously across the floor area
- Double-sided jointing tape beneath laps, with an additional foil layer applied
- Gas membrane tape applied over joints to ensure sealing and continuity
- Installation of 100mm insulation above the membrane, with a 25mm upstand at perimeter walls
- All insulation joints foil taped, preparing the assembly for the subsequent vapour control layer

This build-up ensures that the membrane remains continuous, protected, and uncompromised within the floor construction.

The membrane follows the membrane manufacturer recommendations, being the membrane to be the Visqueen Ultimate Gas Barrier NF-500 as per the partial discharge of the application prior commencement of the works, Application number: CDN/25/0917

Photographic evidence provided by the contractor demonstrates the installation sequence and confirms the detailing described above.

## 5. Verification and Inspection

Verification of the gas membrane installation has been undertaken through both contractor records and independent inspection.

Following the inspection carried out by Align (Building Control) on 04/11/2025 under reference BC/2025/0654.

The inspection confirms:

- The gas membrane was installed and in place at the time of inspection
- The membrane was taped at joints, confirming appropriate sealing
- No non-conformities were identified
- The works were considered compliant with the Building Regulations at that stage

The compliance statement notes:

*“At the time of inspection, no known contraventions were identified.”*

This inspection occurred at a critical stage prior to concealment, allowing verification that the membrane installation had not been compromised.

## 6. Verification Statement and Compliance

Based on the available evidence, including site inspections, contractor records, and photographic documentation, the installed gas protection measures are considered to comply with the approved specification and relevant good practice.

The installation has been reviewed as part of the construction process and no defects, discontinuities, or breaches in the gas membrane have been identified that would compromise its performance

As Architect and Principal Designer, and based on the information available, I am satisfied that the gas protection measures have been appropriately installed and that the existing remedial measures have not been compromised.

## 7. Supporting Evidence

The following documentation is submitted in support of this report:

- Building Control Site Inspection Record (Align – 04/11/2025, Ref: BC/2025/0654)
- Contractor photographic records of gas membrane installation (4 images)
- Contractor installation description (as summarised above)
- Approved gas membrane details (previously submitted)

## 8. Conclusion

The submitted Completion / Verification information demonstrates that the gas protection measures have been properly installed and maintained throughout the construction process.

## 9. Declaration

The gas membrane installation was carried out by Cheshire Green Construction (Contractor) in accordance with the approved details and in line with relevant manufacturer's recommendations and good practice.

The installation was subject to inspection during construction, including an inspection by Align (Building Control), at which stage the gas membrane was observed to be in place with joints taped and no non-conformities identified.

Based on the available evidence, including contractor information, photographic records, and Building Control inspection findings, and in my capacity as Architect and Principal Designer, I am satisfied that the gas protection measures have been appropriately installed and that the integrity of the existing remedial measures has not been compromised.

This declaration is made in good faith and reflects the works as constructed.



