



GW/9762

11th November 2021

Former Mather & Platt Foundry, Grimshaw Lane, Manchester, M40 2BA
Planning Application Number: 129444/FO/2021

Please find below responses and accompanying information in relation to planning condition 38 on surface water drainage.

Planning Condition 38

38) Prior to the commencement of the development, full details of earthworks, the construction of foundations and any new retaining structures on site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details and cross sections showing the relationship of such works to the Rochdale Canal. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of minimising the risk of creating land instability pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and the NPPF.

The enclosed drawings include cross-sections showing the relationship between the proposed site and the Rochdale Canal. The proposed buildings will be supported on mass concrete pad foundations with ground improvement. The retaining wall on section G-G by unit 4 will be a sheet piled wall. The sections show that the proposed development, foundations and retaining walls are to be constructed substantially away from the canal and at similar levels to not impact on the land stability.

Drawings enclosed:

- 9762 – 8350 Proposed Sections Overview
- 9762 – 8351 Proposed Sections Sheet 1
- 9762 – 8352 Proposed Sections Sheet 2

Yours sincerely,

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