

5015017 – Silk Street, Newton Heath

Condition 7 Discharge Note

The following document addresses the elements raised within planning condition 7 for the development known as Silk Street, Newton Heath, Application Ref. No. 130586/VO/2021.

Notwithstanding the ground investigation report and phase 2 geo-environmental investigation stamped as received by the City Council, as Local Planning Authority, on the 1 June 2021 and Preliminary risk assessment stamped as received by the City Council, as Local Planning Authority, on the 7 July 2021 the development shall not commence until the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Submission of a remediation strategy. Once approved, the development shall then be carried out in accordance with the approved details.

(b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion / Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Further to the above condition it is proposed the following will be undertaken prior as part of the remediation strategy in line with the LK remediation report,

- The watching brief for contamination during earthworks excavations with details of any unexpected contamination and the further assessment and mitigation steps undertaken.
- United Utilities Potable Water Risk Assessment to be undertaken once depth and location of water pipes are known,
- Removal of reworked topsoil/made ground from garden and soft landscaping areas to co-ordinate with required levels and the installation of environmental cover system comprising,
 - Private Front Gardens/Shared Landscaping – 600mm thick environmental cover system, comprising separation geotextile membrane and 600mm clean inert fill comprising 450mm subsoil and 150mm topsoil,
 - Private Back Gardens – 600mm thick environmental cover system, comprising separation geotextile membrane and 600mm clean inert fill comprising 450mm subsoil and 150mm topsoil,

It is proposed that borrow pits will not be used as a strategy for remediation.

- A watching brief shall be present during all earthworks adjacent the Canal. Should any existing drainage connections between the site and the Rochdale Canal be found a proposal for the grubbing out and capping off the connection will be submitted to the local authority for approval prior to any works being undertaken. Note now existing connections have been found during any surveys carried out to date.

Encl.

- LK Remediation Strategy ref. LKR 18 1474, April 2019