

5015017 – Silk Street, Gorton

Condition 37 Discharge Note

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

Prior to the commencement of the development, details of the method for piling, or any other foundation design using penetrative methods, for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

Further to the above condition it is proposed that 1no. housing block adjacent to Droylsden Road and the 3no. apartment blocks adjacent the Rochdale Canal are piled as per the enclosed foundation zoning plan.

Due to the proximity of the adjacent canal and to minimise disruption to the ground and adjacent canal wall structure a CFA piling method is proposed. This piling method minimises the potential risk of contamination and does not provide or cause a potential pollutant pathway.

It is also noted that LK Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy noted that the risk of mobile contamination posing a risk to controlled waters via the migration through permeable strata is low.

Encl.

- 5015017-RDG-00-ZZ-SK-S-0002, Rev P2 Foundation Zoning Plan,
- LK Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy. Ref. LKR 18 1474, April 2019