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1743

70 Gt Bridgewater St

Manchester

Response to Planning Condition 4

1743-GBWS-DP2-A180-RP-XX-9011

DP Squared Ltd

Second Floor
4 Albert Street
Hebden Bridge
HX7 8AH

01422 846693 :T

70 Great Bridgewater Street

For

CS Real Estate Fund International (REFI)
Bridgewater Manchester (Luxembourg) Holding SARL

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Ref : 1743-GBWS-DP2-A180-RP-XX-9011

Report prepared by Darren Paine

B.Eng C.Eng MICE

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P01	4 th May 2021	DEP	First Issue
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Response to Planning Condition 4

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1. Introduction

This report has been prepared in response to Planning Condition 4 with respect to the approved planning application for 70 Great Bridgewater Street, ref 12980/FO/2021.

4) No development shall begin until an assessment of the indicative decommissioned culvert (the River Tib) has been undertaken by a suitably qualified structural engineer. The assessment shall be submitted to and approved in writing by the City Council as local planning authority (in consultation with the LLFA) and shall include:

- a) Information pertaining to the decommissioning of the original culvert and to the existing structure of the building.
- b) Assessment of the proposal's 2-storey rooftop extension load-increase and any proposed basement/elevational alterations, and any further aspects of the proposal which may be affected by the presence of a decommissioned culvert.
- c) Details of any embedded-design mitigation required.

Any necessary works shall then be carried out fully and only in accordance with the approved information prior to the commencement of development.

Reason: To reduce the risks to infrastructure and safety associated with culverted watercourses pursuant to policies DM1, EN14, EN15 and EN17 of the Core Strategy.

Figure 1 - Planning Condition 4

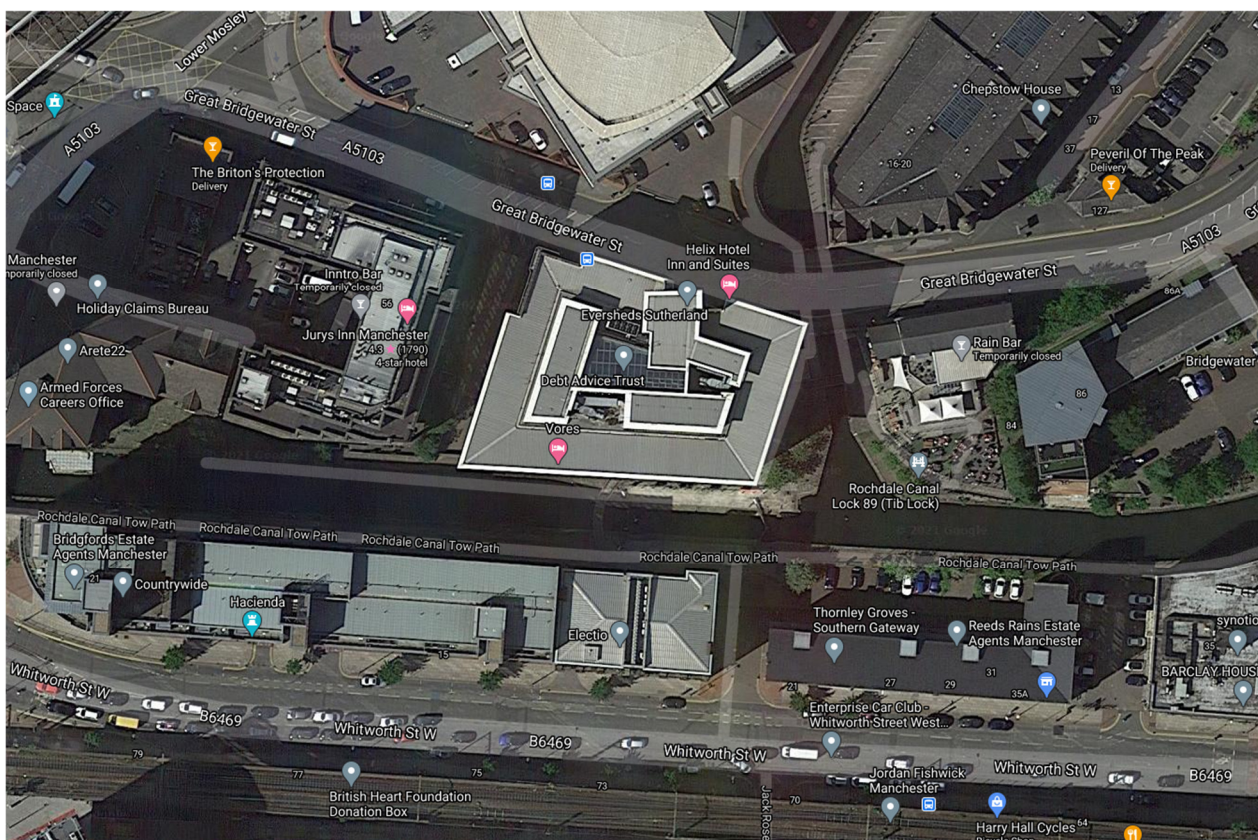


Figure 2 - Site Location Plan

2. River Tib Culvert

There is historic evidence that the River Tib was culverted under the site at 70 Great Bridgewater St.

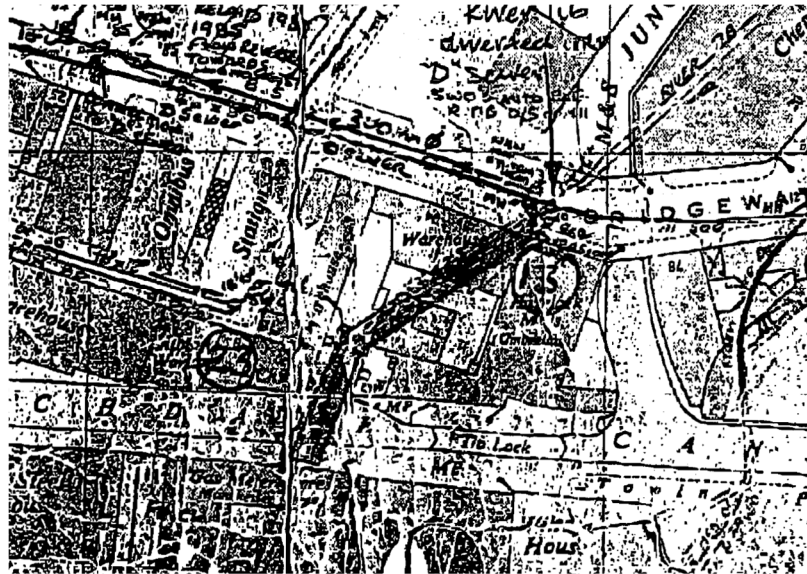


Figure 3 - River Tib

There are no records of this culvert on the design drawings of the original development, but the approximate location has been plotted on to the plan.

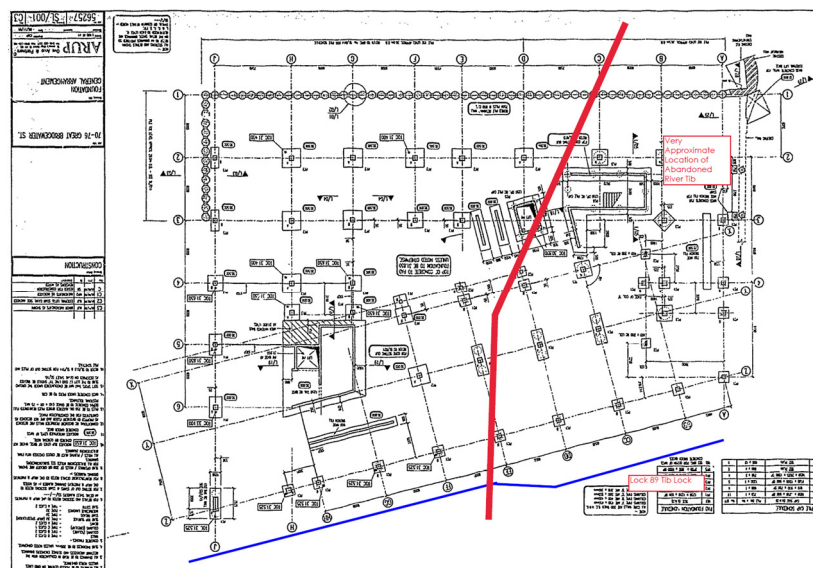


Figure 4 - Existing Foundation Plan

The route of the river is under the zone of the site that has piled foundations.

3. Conclusion

From the available information we can draw the following conclusions:

- The abandoned River Tib Culvert is not shown with any degree of certainty on any of the sewer records or historic drawings.
- The culvert is not indicated on any of the original design drawings.
- The possible route of the culvert is through a section of the site with piled foundations.
- The invert level is 3m below ground level, but above the founding levels of the piles.
- No new foundations are required as part of the scheme.
- The existing and proposed load from the piles do not impact on the culvert.
- The culvert will not impact on the load carrying capacity of the structure.
- No mitigation is required.