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1799

Plot F G Jackson St

Manchester

**Planning Condition 6 – Piling
using Penetrative Measures**

1799-Z1-DP2-A180-RP-XX-9005

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Planning Condition 6
Piling using Penetrative Measures

For

Plot F – Great Jackson Street

For

Renaker Build

June 2023.

Ref : 1799-DP2-A180-RP-XX-9005

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P01	06-06-2023	DEP	First Issue

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Planning Condition 6 - Piling using Penetrative Measures

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1. Introduction

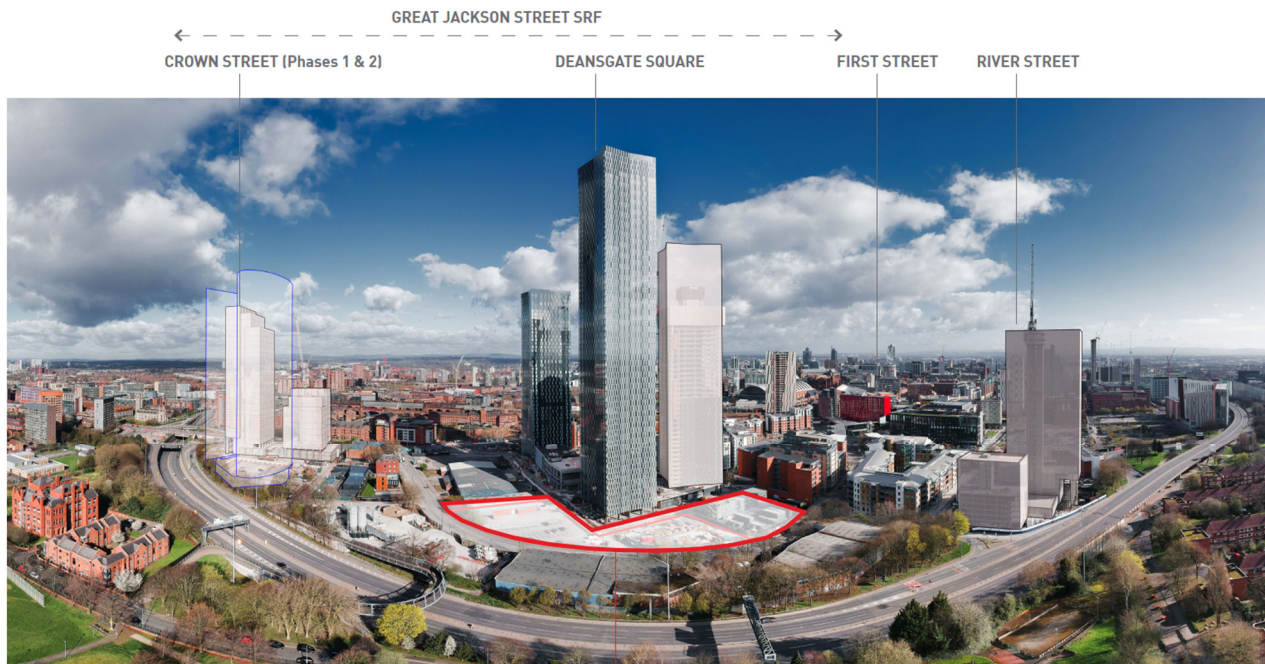
This document has been prepared in response to Planning Condition 6, which states:

6	~~Development shall only be carried out in accordance with the accompanying measures~~ Piling using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details	<i>To ensure that the proposed piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework</i>
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A Foundation Contractor has yet to be appointed, but the principles set out in this report are typical to most Piling Contractors.

2. Site Location

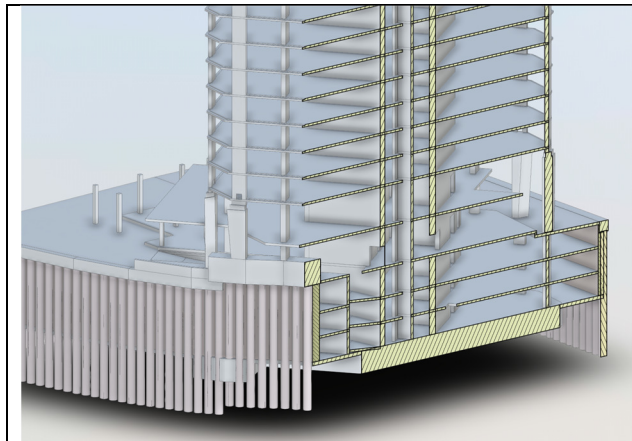
The two sites are located on Great Jackson St, bounded by Owen St and Pond Street, as shown below:



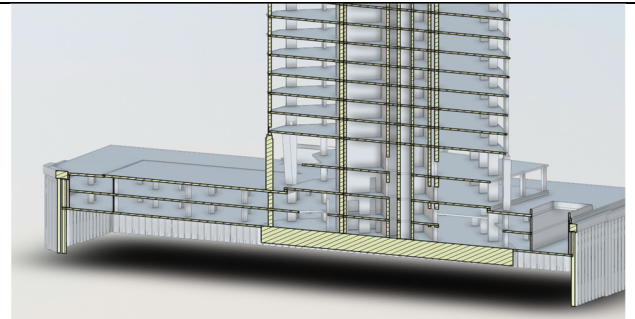
Access to the site will be from Great Jackson Street.
There are no headroom limitations on the site.

3. Scope of Piling Works

The project is split in to two sites, F1 and F2. The basements to each site are enclosed within a bored pile wall consisting of 900mm diameter bored piles using a Continuous Flight Auger Rig (CFA).



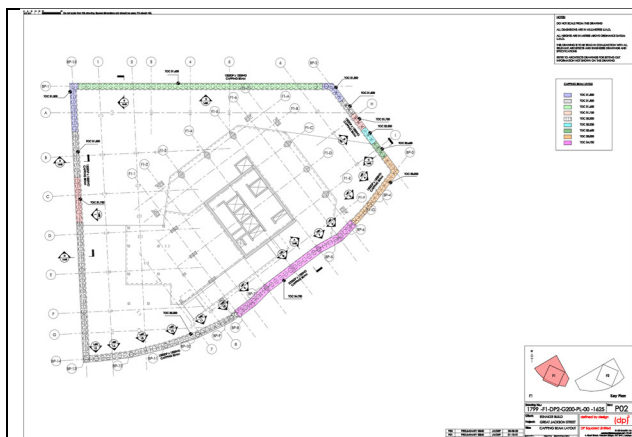
Plot F1



Plot F2

The pile will be designed by a suitably qualified piling contractor.

The pile layout is shown the two extracts below.



Plot F1



Plot F2

The piles will be constructed in concrete with steel reinforcement to suit.

The lowest basement level (F1) is 23.57m AOD.

The lowest measured ground water level is 22.95m AOD.

4. Materials

Concrete will be ready mixed and supplied from a plant registered under the QSRMC or similar accreditation scheme.

Concreting in cold weather (below 5°C, and including stamped concrete tickets) is permitted, in accordance with ICE SPERW clause B21.7. Concrete temperature will be measured at point of discharge and must be a minimum of 5°C for concreting to proceed. Where pile cut off level is more than 500mm below concrete casting level, the surface of the concrete will be covered with light insulation to maintain temperatures above 5°C during curing.

Concreting in hot weather (above 25°C, and including stamped concrete tickets) is permitted.

Works will be planned to minimise delays between batching and placement of concrete. Concrete in pump lines will be regularly circulated where there is any pause in piling works. Where pile cut off level is more than 250mm below concrete casting level, the surface of the concrete may be covered in spoil or dampened hessian to prevent surface evaporation.

Reinforcement will be supplied from a CARES registered supplier.

Reinforcement cages will be fabricated on site using 16 gauge black annealed tying wire. The top of the cage will be finished with the top two turns of helix fixed with double strand crown ties at each joint (see below). This forms the designated lifting point. The lifting point will be visually inspected prior to lifting.

Reinforcement cages will be delivered prefabricated with specified and demarcated lifting points.

Reinforcement cages will be visually inspected upon delivery and prior to lifting.

5. Sequence of Pile Construction

The progression of piling will be determined on site by the Piling Supervisor to a planned sequence designed to avoid damage to newly constructed piles, existing structures and any adjacent services.

The minimum requirements are that for any pile within five diameters of a newly cast pile, unless there exists a previously cast pile in a direct line between them, there shall be a minimum period of 10 hours between completion of concrete placing in the first and commencement of boring. For a contiguous bored pile retaining wall, this results in each daily pass being constructed hit-one-miss-three.