

Works Adjacent to the Canal Planning Conditions

Subject: Jersey Wharf – Land at 66 Jersey Street, Manchester M4 6JW

Ref: 077879/VC Rev V02

Date: 23/10/23

The Planning Permission Ref: 133769/FO/2022
Conditions 5 and 6 relates to the works adjacent to the Rochdale Canal

Condition 5 & 6

5) Prior to the commencement of the development, a scheme of investigation to establish the structural condition of the canal wall on the southern boundary of the site including the extent to which any works on the site, including altering the site levels, will increase loadings on the wall and the need for any rebuilding or strengthening works as may be necessary to ensure that the structural integrity of the wall can be maintained, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The work on or adjacent to the canal wash wall shall be carried out in accordance with the approved method statement.

Reason: To establish whether mitigation works are necessary in order to ensure that the development does not adversely affect the Rochdale canal by weakening the wall and to secure any mitigation works as may

6) Prior to the commencement of the development, a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the canal has been submitted for approval in writing by the City Council, as Local Planning Authority. The details shall include:

- o demonstration that additional loads from the permanent or any temporary works, plant and machinery or storage of materials would not harm the structural integrity of the canal infrastructure;
- o provide cross sections showing the distance from the canal, hard landscaping/raised beds; and proposed buildings;
- o include the design, depth and means of construction of the foundations of the buildings, together with any other proposed earthmoving and excavation works required in connection with demolition or construction of the buildings;
- o details specifying how the canal will be protected during the works, including tree removal and include any details of how the tree roots would be treated and details of the proposed protective fencing to be erected to safeguard the waterway infrastructure during construction;
- o include the steps to be taken to prevent the discharge of silt -laden run-off, materials or dust or any accidental spillages entering the canal.

The development shall only be carried out in accordance with the agreed Risk Assessment and Method Statement for the duration of the works.

Reason: To protect the structural stability of the canal infrastructure which could be adversely affected by the development and to accord with policies SP1 and DM1 of the Manchester Core Strategy (2012).

Pre-Commencement

This document and supporting information is submitted for planning condition discharge purposes in connection with the works on the Jersey Wharf development to be undertaken adjacent to the canal. In addition to this, we would propose that the main contractor (once selected) will submit detailed risk assessments and method statements directly to Canal & River Trust for approval 3 weeks prior to works starting on site, for the following work packages.

- Site Logistics and material handling
- Piling
- Demolition
- Earthworks and remediation

Prior to the commencement of the development, a scheme of investigation to establish the structural condition of the canal wall on the southern boundary of the site including the extent to which any works on the site, including altering the site levels, will increase loadings on the wall and the need for any rebuilding or strengthening works as may be necessary to ensure that the structural integrity of the wall can be maintained, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The work on or adjacent to the canal wash wall shall be carried out in accordance with the approved method statement.

Refer to Appendix B for Schedule of Condition Report undertaken by GIA dated 13.03.23.

The proximity of the Rochdale Canal has been considered from the outset. The building location was offset from the edge of the canal to ensure that the building foundations and the associated temporary works could be installed without surcharging the existing wall.

The proposed site levels have been developed to ensure the lateral earth pressures and the any surcharges do not increase the to the rear of the canal wall by ensuring the proposed ground levels do not raise above the current ground levels.

Refer to Appendix A for detailed sections indicating existing and proposed levels, and proximity of building foundations to Canal edge.

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The details shall include:

demonstration that additional loads from the permanent or any temporary works, plant and machinery or storage of materials would not harm the structural integrity of the canal infrastructure;

Refer to Appendix A for detailed sections indicating existing and proposed levels, and proximity of building foundations to Canal edge.

During the demolition, earthworks and groundworks vibrations are to be monitored to ensure that at the location of the canal wall they do not exceed the following;

1. Intermittent vibration: ppv level to be limited to 15mm/s
2. Continuous action : ppv levels to be limited to 7.5mm/s.

The main contractor will be required to ensure that no additional load is placed on the canal wall as part of the temporary works or works to facilitate the construction of the buildings.

provide cross sections showing the distance from the canal, hard landscaping/raised beds; and proposed buildings;

Refer to Appendix A for detailed sections indicating existing and proposed levels, and proximity of building foundations and hard landscaping/raised beds to Canal edge.

include the design, depth and means of construction of the foundations of the buildings, together with any other proposed earthmoving and excavation works required in connection with demolition or construction of the buildings;

The design and depth of the foundations of the buildings will be detailed by the main contractor. The foundations of the buildings will be constructed using a rotary bore or CFA technique. Localised excavations will be required to be undertaken as part of the archaeological survey to identify any items of interest prior to the remediation of the site. In regard to earthmoving works, these will be further detailed by the main contractor.

details specifying how the canal will be protected during the works, including tree removal and include any details of how the tree roots would be treated and details of the proposed protective fencing to be erected to safeguard the waterway infrastructure during construction;

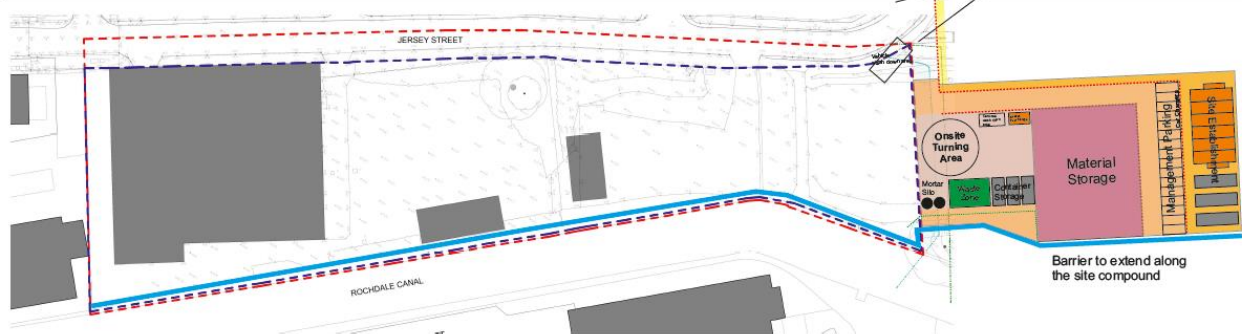
When conducting vegetation removal adjacent to the canal wall, the contractor will work in a careful and responsible manner, where root balls or roots penetrating the canal wall are to be removed, the contractor will ensure that C&RT specified puddle clay will be kept adjacent and accessible to the works. If any canal wall penetrations materialise, the puddle clay will be used to fill any gaps and stop any leaks. The contractor once appointed will produce a safe method of working process for works adjacent to the canal that will include reactionary and preventative details to protect the canal during vegetation removal.

To mitigate the risk of materials falling into the canal, the contractor will install a protective barrier which includes fencing and netting adjacent to the canal edge that will run the extent of the site boundary and the compound adjacent.

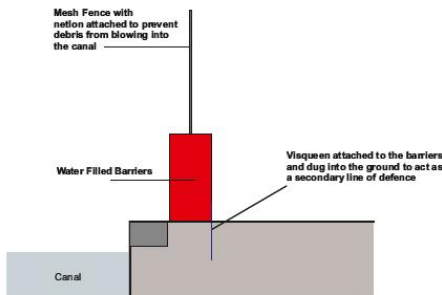
The proposed barriers will be water-filled barriers to ensure they don't blow away or fall into the canal. The proposed barriers will have wire fencing above and this will have netlon type mesh installed to prevent material passing through. An image of a product similar to that proposed can be seen in the below image.

The proposed barrier system will also include a layer of Visqueen to the bottom of the barriers and dug into the ground to act as a secondary line of defence.

Jersey Wharf Protective Fencing/Netting Strategy



Legend:
- - - - - PROPOSED FENCE LINE
- - - - - EXISTING SITE BOUNDARY
- - - - - EXISTING CANAL BOUNDARY
- - - - - EXISTING ROAD BOUNDARY
- - - - - EXISTING RAIL BOUNDARY
- - - - - EXISTING CANAL BOUNDARY



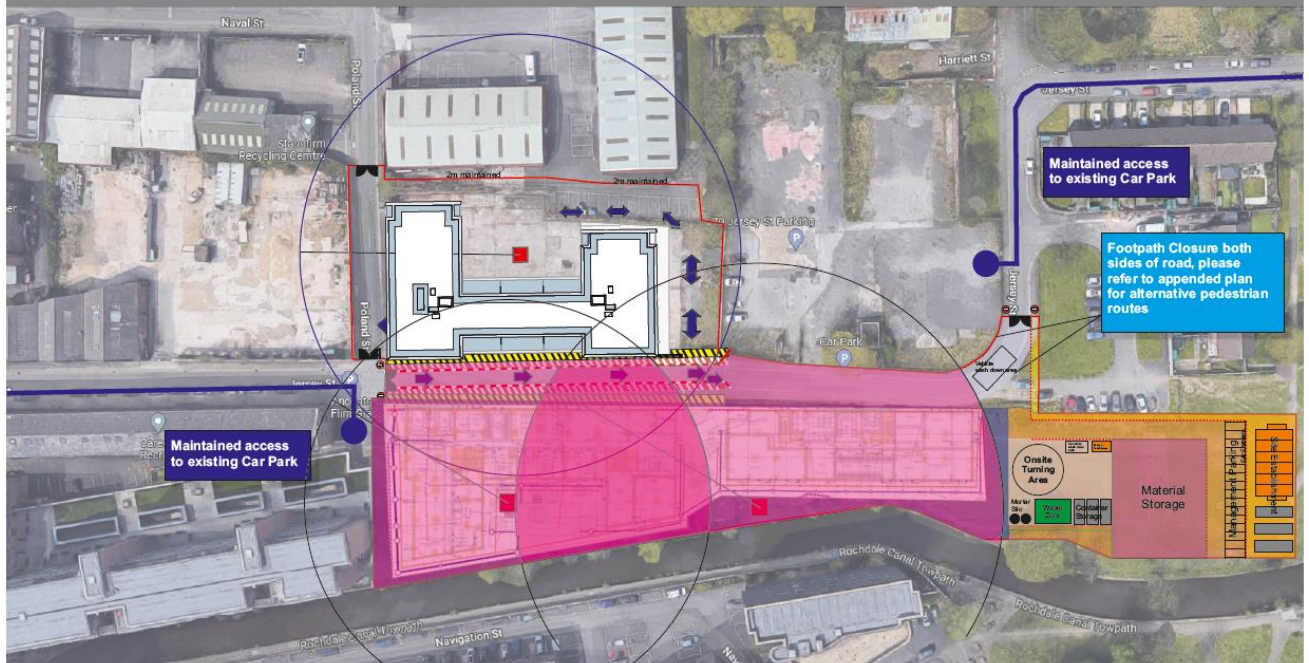
Measures will be put in place to try and avoid barriers being knocked over, this will include items such as a banksman to guide any machinery operating in the area close to the canal edge and a site induction to ensure operatives are aware of safe working methods.

include the steps to be taken to prevent the discharge of silt -laden run-off, materials or dust or any accidental spillages entering the canal.

To prevent silt-laden run-off, the access and egress to/from the site will be located at an appropriate distance from the canal, this will include facilities to wash down the vehicles and plant leaving site. Further to this, the logistics turning circle will also be located at an appropriate distance away from the canal to reduce the risk of dust, silt-laden run-off and accidental spillages entering the canal. The water from the wheel washing facilities and wash down areas is contained and not allowed to soak into the surrounding ground. The used water is channelled into a containment tank and will be recycled and reused.

Further to the boundary barrier detailed above, to reduce the risk of materials falling into the canal the tower cranes will have the site constraints programmed in so that no materials will be able to be lifted outside of the boundary as shown in the image below.

Jersey Wharf Draft Site Tower Crane Operation Area



Mast climbers will be used to access the façade adjacent to the Rochdale Canal and these will be installed with mesh protection to prevent materials falling into the waterway. If the netting is pierced or damaged, there will be extra netting kept on site to replace the damaged area.

Jersey Wharf Waterway Corridor Protection During The Works



Typical mast climber protection netting to protect against material falling onto waterway



Typical barrier detail

Appendix A

- JWA-CUR-XX-XX-DR-C-17003-P02 Party Wall Detailed Sections
- JWA-CUR-XX-XX-DR-C-17004-P02 Party Wall GA

Appendix B

- Schedule of Condition Report by GIA dated 13.03.23

Appendix C

- 2643-PLA-XX-XX-DR-L-5003-Section through Residents Garden
- 2643-PLA-XX-XX-DR-L-6000-Typical Softwork Details

Appendix D

- Jersey Wharf – Method Statement for working adjacent to the canal
- Jersey Wharf Canal Bank Risk Register Mitigation Plan