

Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

To the Planning Officer

SPEAR STREET – 117280/FO/2017 – CONDITION 12 (PILING & FOUNDATIONS)

1. Planning Condition 12

The condition states:

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework Core Strategy policy EN14 and EN17.

2. Site Investigation Report

The site investigation report (*Phase II Geo-Environmental Assessment Report JEM/C5230/11723 January 2023*) submitted as requested under Condition 4 of the planning permission confirms that there is no significant risk to groundwater from piling. The construction method will use CFA piles which has been assessed as the appropriate method for this site.

3. Piling Designs

The construction-issue piling designs have been submitted with this cover letter.

Your faithfully

Rick Hilton

Programme Director

for and on behalf of Manchester One Limited

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