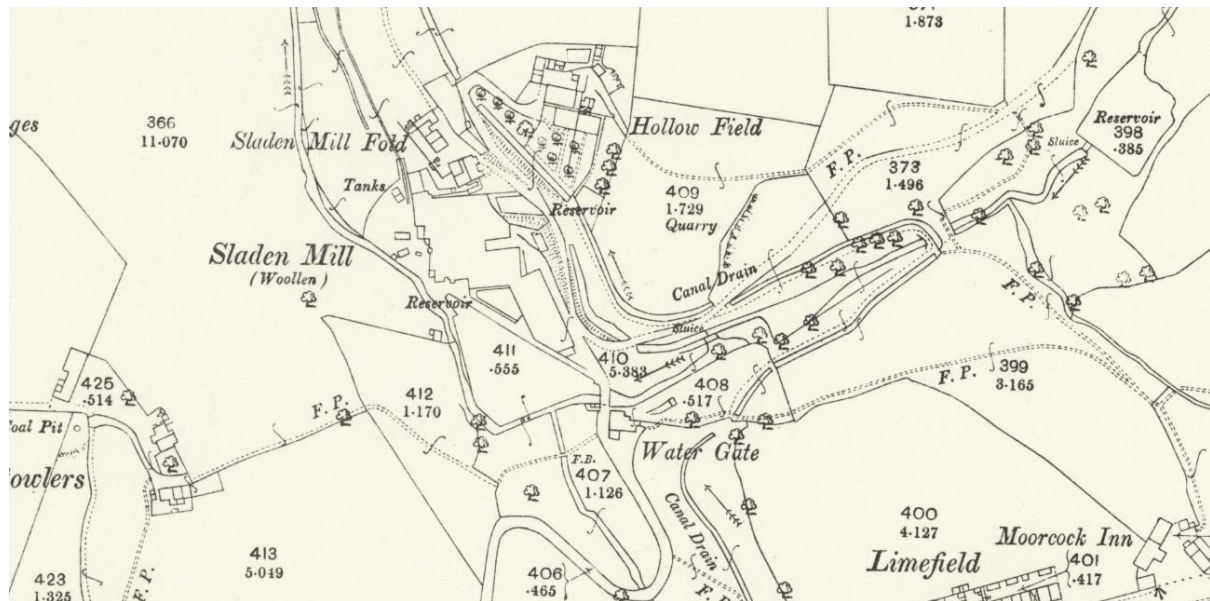


Foundation & Earthworks Strategy.

Site of former Sladen Mill.

Halifax Rd, Littleborough, Rochdale, OL15 0LB.

Mere Development Group.



Ordnance Survey Map c 1890

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Revision	Date	Reason
0	May 2023	Original for planning.

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1 Introduction

T. J. Booth Associates have been appointed by Mere Group to undertake a Foundation & Earthworks Strategy Report for the former Sladen Mill Site, to support a Town & Country Planning permission for a residential end use.

The Site was previously occupied by Alderburgh Ltd, manufacturers of uPVC products for civil engineering applications. Historical records show the Site has been used for industrial purposes prior to 1850, with multiple phases of redevelopment being undertaken between then and the present day.

The pre-development Site comprised predominantly masonry buildings and steel framed/metal clad warehouses & storage buildings. It is bounded on the west and south perimeter by a small watercourse and to the east by a small road and public footpath.

Planning approval for the Site was granted in October 2015 (outline planning application, ref: 18/01235/OUT) for the: 'Outline planning permission for residential development (including access) and demolition of the existing buildings on site'.

The planning application permission notice was granted in June 2018. Condition No.16 on the approval related to earthworks & foundations, and is detailed below:

- 16 No development shall take place until a method statement detailing all proposed earthmoving, and construction works (including the design and means of construction of foundations) has first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter only be carried out in accordance with the approved method statement.

Reason. In order to protect the water bodies which adjoin the site, in accordance with policies DM1 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 Description of the Development Works

The development includes the construction of 25 dwellings including necessary access roads, car parking, garages and associated landscaping (refer to plan in Appendix). The dwellings will be of modern construction, masonry clad with timber frames upon engineered foundations with segregated drainage systems, stormwater attenuation features and conventional road construction.

The present Site is split level, upper east and lower west sides divided by embankments and stone masonry retaining walls. Most of the dividing retaining walls are in poor condition having been subject to numerous alterations and extensions as the original woollen mill expanded through the 1800's with new buildings erected and older ones demolished to suit the manufacturing needs of the times.

The mill buildings were demolished by the earlier Site owners, foundations grubbed out and the masonry crushed and replaced over the Site to how it is this present day. However, it is understood that some of the upper mill area hardstandings and foundations still are still insitu.



The existing structurally sound retaining walls are to be retained (these are predominantly those supporting the existing access road to the upper Site) the dilapidated parts are to be dismantled, the recoverable material crushed and re-used in the replacement embankments. The boundary to the watercourse will be protected with new landscaped engineered embankments providing flood control and a natural buffer zone to the development.

New foundations will be reinforced concrete ground beams supported directly upon improved sub soils.

3 Sequence of Foundation & Earthworks.

The foundation and earthworks are to be addressed in four phases.

The **first phase** enabling works the vibro-replacement treatment and improvement of the filled ground on both levels to stabilise and strengthen the ground suitable to support the dwelling foundations.

The **second phase** will be the dismantling of the dilapidated retaining walls and the arising treated crushed for re-use, the construction of engineered embankments to replace the retaining walls and slopes dividing the site levels and the reprofiling of the ground levels using the stockpiled materials to suit the development floor levels.

The **third phase** will be the construction of the engineered embankments along the watercourse boundary and amenity / attenuation pond at the north end of the Site.

The **final phase** will be construction of the dwelling foundations and main drainage systems.

4 Waste Management resulting from earthworks.

All earthworks materials will be assayed upon exposure and segregated according to material type (granular, cohesive, organic, suspect contaminated) and stockpiled accordingly.

All material recovered from the Site will be re-used wherever possible in accord with the Environmental Report remediation guidelines for end use and location.

Suspect contaminated materials will be tested and evaluated for re-use or disposal to a suitable licensed tip.

5 Temporary Surface Treatment of development

The temporary hardcore surfaces already in situ will form the primary access around the Site areas during the earthworks phases. These will be improved using recycled 'crush' material as the site is developed until the permanent road foundations are started.

6 Appendix A: Development Plan (revision S Jan 23).



7 Appendix B: Earthworks Plan.

