

Rochdale MBC
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your Ref 25/00512/HOUS

Our Ref CRTR-PLAN-2025-44742

Friday 25 July 2025

Dear Sam Yuen,

Proposal: Single storey rear extension

Location: 72, Mentmore Road, Rochdale

Waterway: Rochdale Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following general advice:

The application site backs onto the Rochdale Canal, and is supported above the canal by an embankment of up to 2.5m in height.

The extension is set away from the cutting, which would likely limit the direct impact on this structure. However, we do request that surface water discharge should be directed away from this structure. During construction, no fill from excavations or stockpiles should be located close to the crest of the cutting, where it could otherwise result in loading that could impact this structure.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Simon Tucker MRTPI
Area Planner

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