

Rochdale MBC
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your Ref 25/00718/HOUS

Our Ref CRTR-PLAN-2025-44958

Monday 1 September 2025

Dear Sam Yuen,

Proposal: Single storey side extension following demolition of existing conservatory.

Location: Lockhouse, Canal Street, Littleborough, 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.

The main issues relevant to the Trust as statutory consultee on this application are:

- a. Measures to protect the canal embankment during construction works; and
- b. The impact of the proposals on the character and appearance of the waterway corridor.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is to advise that suitably worded **conditions are necessary** to address these matters. Our advice and comments follow:

Measures to protect the canal embankment

The existing house is built into the side of the canal embankment structure. Both the existing canalside wall of the house and the wider embankment support the canal above land to the north.

Policy G9 from the adopted Rochdale Core Strategy also states that any risks from land instability should be identified and assessed prior to any development taking place, consistent with the approach from the NPPF in paragraphs 187 (part 8) and paragraph 196 (part a).

The proposed extension would be located on the crest of the embankment, and it is important to ensure that it will not result in adverse loading onto the embankment structure that could otherwise result in a loss of stability to the structure. This is important as any loss of stability could result in a catastrophic collapse of the structure, and a resultant canal breach.

Canal & River Trust Spatial Planning Team

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The application proposals have been accompanied with cross sections showing that the extension is proposed to be supported independently by Continuous Flight Auger (CFA) Piles to a depth to a minimum of 6m, subject to the results of an exploratory Borehole. Whilst the principle of this arrangement should help to reduce the impact of the works on the stability of the embankment, **we consider it essential that supporting land stability / retaining wall details and subsequent retaining wall stability calculations are provided to ensure that the piling works will not result in loading onto the embankment structure.**

An updated plan showing the location of piling works is also necessary as the submitted details show the support for a larger extension than currently sought.

Details could be reserved through the use of appropriately worded pre-commencement condition(s).

Suggested wording is provided below:

Prior to the commencement of development, supporting details shall be provided in writing to and approved in writing by the Local Planning Authority to demonstrate that the final design of work to support the dwelling will not result in adverse loading onto the canal embankment. Details shall include:

- *Cross sections illustrating the location of the proposed piles from both the lock wall and rear embankment retaining wall with marked distances. The cross sections should show if the walls are of a continuous width or widen at the base, and include details of how any piles will be designed to not strike the walls should they be wider at the base.*
- *Updated plans showing the location of piling works for the extension.*
- *A land stability report by a professional to provide details of the stability of embankment retaining wall to demonstrate that the final piling design will not adversely affect the stability of this structure. This should also detail any risks of vibration from piling works onto the retaining wall.*
- *A method statement and risk assessment for construction of the wall, to detail where will the piling rig be sat, details of vibration monitoring and details of any necessary towpath & navigation closure required for the works.*

Thereafter, the proposals shall be constructed in accordance with the approved details.

The impact of the proposals on the character and appearance of the waterway corridor

The subject property is sited on the approach to grade II listed Ealees Road Bridge (list entry number 1309668), and contributes to the wider setting of this asset.

Policy P2 from the adopted Rochdale Core Strategy seeks to ensure that development conserves, enhances or promotes the setting of key heritage assets, including both statutory and non statutory assets, including consideration of their wider setting. Part 2 a(vi) identifies canals as a key heritage asset for consideration. Policy E5 from the Core Strategy requires development adjoining the canal to improve the canal corridor's setting and visual amenity.

The application site has been subject to a previous refusal for a single-storey front extension (under application reference 23/01190/HOUS) based on its siting, excessive scale, built form and design. The revised proposals in this application would have a less dominating impact on the building and, alongside the removal of the conservatory element, would retain the prominence of the original built form.

There is a risk that the extension, alongside the conservatory, could result in a combination of additions that would be visually incongruous and out of character with the building, and **we therefore request that, should permission be approved for the extension, this should be on condition that the conservatory element is removed.** This could be secured through the use of appropriately worded planning condition(s).

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To tie in with the appearance and character of the original building, **we request that facing materials should be carefully selected to match the main building. This could be secured through the use of appropriately worded condition(s).**

Other Comments

Works likely to affect Trust infrastructure and land would need to comply with the 'Code of Practice for Works Affecting the Canal & River Trust'. This would be pertinent in this case, as works would likely require access to the canal towpath, and could impact the canal embankment.

Should planning permission be granted we request that the following informative is appended to the decision notice:

- 1. Prior to the commencement of any development, the applicant/developer is advised to contact the Canal & River Trust's Works Engineering Team via switchboard on 0303 040 4040 or via email at Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works would comply with the Trust's "Code of Practice for Works affecting the Canal & River Trust.*

For us to monitor effectively our role as a statutory consultee, please send me a copy of the decision notice and the requirements of any planning obligation.

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

Yours sincerely,

Simon Tucker MRTPI
Area Planner

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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