

Ref: 18-715-L1

Date: 28th November 2025

Andrew Barbour

The Lockhouse
Canal Street
Littleborough
OL15 0HA

PLANNING CONDITION RESPONSE LETTER LOCKHOUSE, LITTLEBOROUGH

1. BACKGROUND & OBJECTIVES

Andrew Barbour has commissioned E3P Ltd to complete a letter review of the site information to provide evidence to support the discharge of Condition 3 to ensure the extension does not impact the structural stability of the canal embankment, with respect to the proposed extension at the Lockhouse, Canal Street, Littleborough.

This letter aims to review the information required to discharge relevant aspects of planning condition 3 to prepare the site for a single storey front and side extension and demolition of existing conservatory.

2. PROPOSED DEVELOPMENT

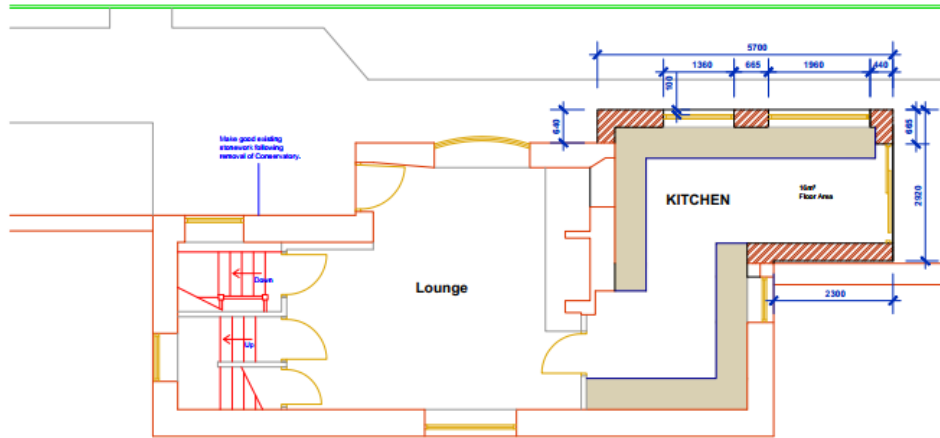
E3P understands that Andrew Barbour is proposing to construct a single storey front and side extension to the Lockhouse and demolish the existing conservatory.

A snapshot of the proposed extension floor plan is indicated in Figure 2.1.





FIGURE 2.1 PROPOSED EXTENSION FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

3. SITE DESCRIPTION

The subject site is currently an existing house with a proposed extension, located just off Canal Street, Littleborough, situated adjacent to the Rochdale Canal and associated lock 48 infrastructure.

A review of the British Geological Survey (BGS) mapping for the site indicates that the site is underlain by Alluvium deposits of CLAY, SILT, SAND and GRAVEL. The superficial deposits are underlain by Woodhead Hill Rock of SANDSTONE. The closest BGS borehole is located 285m south west of the site, this records the bedrock geology to be present at roughly 19.80m bgl. There are no geological faults within 500m of the site.

4. CONSTRUCTION OF EXTENSION

E3P have reviewed the information provided with the proposed pile design and cross section drawings from Healey Consulting (Ref: HC-24136-(10)-001, dated March 2024) and piling method statement by Vxcel Piling Ltd.

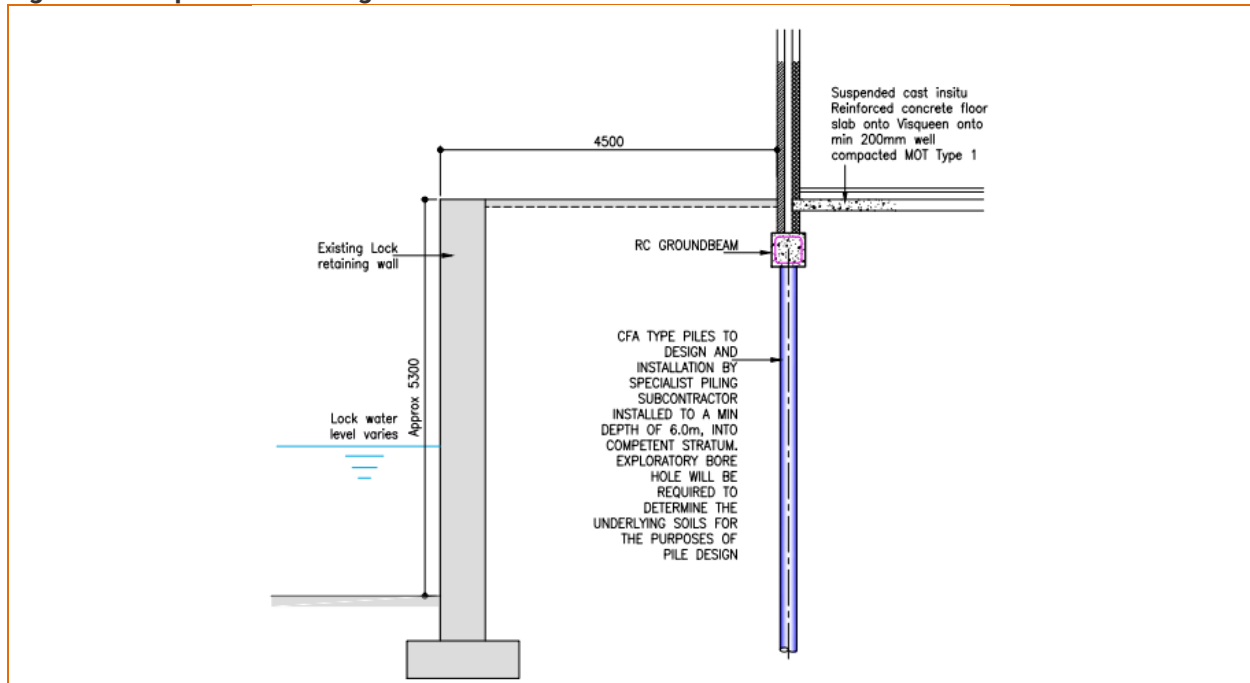
The proposed extension to the Lockhouse is located roughly 4.50 metres north of the canal/lock retaining wall (Figure 4.1). The full depth of the canal is approximately 5.30m bgl, with a varying water level.

Figure 4.1 Location of Proposed Piles





Figure 4.2 Proposed Pile Design



5. CONCLUSION

No information has been presented to E3P detailing the construction of the existing canal wall and what distance if any the foundation width is from the lock wall (foundation return). However given that the piles will be installed 4.5m away from the wall and are proposed to go below the depth of the canal foundation, E3P consider that no unacceptable degree of risk from pile loadings is apparent. The piles will be end bearing and so the bulb of pressure induced will be below and canal infrastructure.

Should the piling contractor identify any obstructions during the advancement of the piles, works should cease and be inspected to determine if this is any associated canal foundation, albeit unlikely.

Vibration monitoring will be required during pile installation, with structural visual inspection carried out by a competent person before and after pile installation.

It is considered that post installation of the CFA piles, no unacceptable level of surcharge will be imposed on the canal wall, given the direct loading is transferred at the pile end below the existing infrastructure.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of E3P Ltd



Written by:

Elizabeth Fearn

Senior Geoenvironmental Consultant

Approved by:

Dan Cox

Director