

Rochdale MBC
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your Ref PL/2025/1196
Our Ref CRTR-PLAN-2026-45932
Tuesday 13 January 2026

Dear Majid Mir,

Proposal: Amended/Additional Plans - Ground floor rear extension and first floor rear extension with pitched roof

Location: 32, Firgrove Gardens, 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 Rochdale Canal is owned and managed by the Canal & River Trust and passes along the eastern boundary of the application site. The rear garden of the application site backs onto a cutting slope which supports the site above the canal.

Potential Impact on the structural integrity of the canal cutting

The proposed development comprises a ground floor rear extension and first floor extension with pitched roof which extends out from the existing property by 3 metres. Based on the submitted details, the proposed extension would be sited approximately 10 metres away from the crest (top) of the canal cutting. We would advise that no construction activity should take place in proximity to the rear boundary with the canal cutting. This is to ensure the structural integrity of the canal cutting is not put at risk from development. This would include any excavations, stockpiles of materials or potential storage of machinery. **We would advise that a minimum 5 metre exclusion zone from the crest of the cutting is maintained at all times.**

Furthermore, no drainage details have been provided within the application. Whilst it is acknowledged that the proposal may utilise existing drainage infrastructure, the drainage methods of new developments can have significant impacts on the structural integrity of our waterways. The Trust would wish to ensure that surface water drainage would be directed away from the canal cutting. Providing all drainage would go to the mains sewers, not to the canal or towards the canal cutting, we would have **no comment** to make on the matter.

Canal & River Trust Spatial Planning Team

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The Trust would request to be re-consulted in the event that the proposed drainage would not be to mains sewers, as we may have further comments to make.

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

Yours sincerely,

Carrie Lanceley MRTPI
Planning Assistant

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

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