

Rochdale MBC
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your Ref OTH/2025/1314
Our Ref CRTR-PLAN-2026-45965
Tuesday 3 February 2026

Dear Rosalind Gralton,

Proposal: Submission of details to comply with conditions 3 (Foundation details), 4 (Material samples), 5 (Windows and doors) 6 (Rainwater goods) and 8 (Schedule of repairs) of planning permission 25/00718/HOUS

Location: Lockhouse, Canal Street, Littleborough, Rochdale

Waterway: Rochdale Canal

Thank you for your consultation relating to the discharge of conditions on a planning permission.

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.

Condition 3 (Foundation Details)

The Trust has reviewed the information supplied in relation to the condition and believe there is insufficient information submitted to allow the discharge of this condition.

The submitted cross sections show the distance of the piles from the lock wall, however, do not include the rear of the embankment retaining wall as per the wording of condition 3. Furthermore, the proposed foundation design shown on the submitted cross section does not appear to reflect the proposed ground floor plan (Drawing No. 23.3141.SC7.1C) of the approved extension. **The Trust would request the submission of revised cross sections to show the proposed foundation design of the approved extension, and to include the rear of the embankment retaining wall as required by condition 3.**

The submitted response letter to address point 2 of condition 3 includes no investigation information or calculations to demonstrate that the proposed piling design will not adversely affect the stability of the embankment retaining wall. **The response letter should be updated to include this information to demonstrate that there will be no adverse impact to the structural stability of the embankment retaining wall.** Furthermore, its recommendations conclude that the piles should be at least 6.30m deep which is contrary to the piling method statement that states 4.00m. **The Trust would ask this matter to be clarified, and the documents should be updated to address this discrepancy.**

Canal & River Trust Spatial Planning Team

E: planning@canalrivertrust.org.uk W: canalrivertrust.org.uk T: 0303 040 4040

The submitted piling method statement does not include how the canal and the lock will be safeguarded during construction. **The piling method statement should be updated to include protection measures for the canal and lock during the construction.** Furthermore, the submitted details do not outline how plant and materials will be transported to and from the site. It appears that the only access to the property is via the canal towpath. **The Trust requests clarification whether the canal towpath will be used to track plant and machinery during the construction process.** If plant and materials are planned to be transported along the canal towpath, the applicant would be required to carry out a temporary works assessment for tracking any vehicle along the towpath.

Furthermore, the Trust has concerns regarding the proposed used driven piles for the extension instead of auger drilled given the location of the piles and the lock. The submitted information highlights the use of CFA piles and driven piles. **The Trust requests clarification on the proposed pile technique that is to be adopted for the proposed extension.** CFA piling methods would likely result in less risk of damage to neighbouring structures and would be preferred.

If driven piles are proposed, the methodology should provide details on the piling rig that will be used, in particular the weight of the rig and its placement. Using the 45-degree rule, the canal towpath capacity is 3 tonnes (i.e the depth of the wall from top to bed level, plus 10%), **If the proposed piling rig weight is over 3 tonnes and is proposed to be placed in proximity to the canal, then ground testing should be undertaken to ensure that the structural integrity of the canal infrastructure could be safeguarded.** The concerns regarding the loading onto the canal infrastructure would be reduced if it was not positioned on the towpath.

In summary, the Trust seeks the submission of revised cross sections, method statement and risk assessment, and response letter (land stability report) as outlined above to demonstrate the structural details are satisfactory prior to the discharge of this condition.

Condition 4, 5, 6 & 8

The Trust has reviewed the information supplied relating to condition 4 (Material samples), Condition 5 (Windows and Doors), Condition 6 (Rainwater goods) and Condition 8 (Schedule of repairs). Based on the information provided, we have **no objection** to the discharge of these conditions.

Other Matters

We would like to take opportunity to remind the applicant that the works should be carried out in accordance with the Trust's Third-Party Works 'Code of Practice'. The applicant is advised to contact the Trust's Infrastructure Services Team via email Enquiries.TPWNorth@canalrivertrust.org.uk to discuss this matter and ensure any necessary consents are obtained.

Furthermore, we would like to take the opportunity to remind the applicant that they would be required to service notice to the Trust under the party wall act.

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

Yours sincerely,

Carrie Lanceley MRTPI
Planning Assistant

Carrie.Lanceley@canalrivertrust.org.uk

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

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