

Officer Report

Case Reference: OTH/2026/0254
Location: LOCKHOUSE, CANAL STREET, LITTLEBOROUGH, OL15 0HA
Proposal: Submission of details to comply with condition 3 (construction method statement) on planning permission 25/00718/HOUS
Recommendation: Approve
Officer: Rosalind Gralton

Recommendation: Approve

Condition(s) (1)

3 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that the extension would 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 wider 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.
- A land stability report by a qualified professional providing details of the stability of embankment retaining wall to demonstrate that the 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 the construction of the wall, including the siting of the piling rig, details of vibration monitoring and details of any necessary towpath & navigation closure required for the works.

The works shall be constructed in accordance with the approved details thereafter.

Reason: To ensure that the extension does not increase the risk of land instability, in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the extension may impact on the structural stability of the canal embankment, it is necessary to understand the foundation details of the proposed works

Decision: The submitted information comprising the following plans and documents are accepted:

- **Construction Method Statement ref.23.3141 and dated March 2026**
- **Proposed Floor Plans and Section ref. 23.3141.22 and dated March 2026**

The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

A copy of the consultation response provided from the Canal and Rivers Trust will be provided with this decision.