

Rochdale MBC
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your Ref PL/2026/0509

Our Ref CRTR-PLAN-2026-47063

Tuesday 7 July 2026

Dear Michael Atkinson-Smith,

Proposal: Change of use from warehouse (Class B2/ E) to an SEN school (Class F1) including installation of a bicycle store, bin store, associated car parking and installation 3.0m high fencing and gate

Location: Unit 1a, Kingsway West Business Park, Moss Bridge Road, 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 Trust own and manage the Rochdale Canal, located to the north of the application site. Although the proposals involve a number of works to the existing building, including external installations, these are shown sited away from the canal. As a result, based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is that the Trust has **no comment** to make on the proposal.

There is a relatively narrow area of land to the north of the site. The applicant is advised that should any works in the open space area in proximity to the canal be proposed (for example alteration to existing downpipes), then compliance with the Trust's Code of Practice may be required. The Canal & River Trust's Works Engineering Team can be contacted 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".

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

Yours sincerely,

Simon Tucker MRTPI
Area Planner

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07885 241223

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

Canal & River Trust Spatial Planning Team

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