



**Canal &
River Trust**

Making life better by water

Rochdale MBC
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your Ref OTH/2026/0660

Our Ref CRTR-PLAN-2026-47344

Thursday 13 August 2026

Dear Michael Atkinson-Smith,

Proposal: Submission of details to comply with conditions 11 (Finished Floor and External Ground Levels) and 14 (Phasing Plan) of planning permission 24/01007/FUL

Location: Land at Trub Farm, Manchester Road, 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.

The Trust own and manage the Rochdale Canal, located next to and crossed in part by the development site.

Condition 11

The Trust has reviewed the detail provided and has no significant issue with the detail provided. We note that the new ground levels will require the installation of retaining walls on site (for example section C-C). It is essential that these are appropriately designed. We note that details of this would be covered within the remits of Condition 10, which is dealt with through a separate application.

Condition 14

We have no significant issue with the phasing plan proposed, and have no issue with the discharge of this condition.

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

Yours sincerely,

Simon Tucker MRTPI
Area Planner

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

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