

Rochdale MBC  
Number One Riverside  
Smith Street  
Rochdale  
OL16 1XU

Your Ref OTH/2026/0703  
Our Ref CRTR-PLAN-2026-47352  
Tuesday 25 August 2026

Dear Michael Atkinson-Smith,

**Proposal: Submission of details to comply with conditions 6 (invasive species management plan), 7 (habitat management monitoring plan) and 8 (construction environmental management plan) on 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 adjacent (and crossed in part) by the development proposals. The canal is a designated Site of Special Scientific Interest (SSSI).

Please find our comments with respect to the details provided for the following conditions below.

#### Condition 6

The invasive weed management plan 2.9 document identifies the presence of Japanese Knotweed on the boundary of the canal.

The document states that 'Japanese Knotweed will be treated via in situ herbicide application over a number of years prior to hand over to ManCo and implementation of a warranty period. Should JK be found to be within the development footprint this is to be excavated as part of site remediation works and removed from site to licensed landfill facility'.

Due to the location of knotweed being close to the canal wash wall, we do not believe that excavation here can be safely accommodated without potentially damaging the canal. We therefore request that this is substituted for an alternative means of control, such as stem injection.

**Canal & River Trust Spatial Planning Team**

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## Condition 7

The submitted documentation does not include a detailed Habitat Management Plan. As a result, we do not believe that the requirements of this Condition have been met.

## Condition 8

We note that the Construction Environmental Management Plan (CEMP) identifies measures to mitigate against general risks of runoff (paragraph 5.2); and dust (para 6.1).

We do wish to highlight, however, that there are specific issues specific to the site that would need to be addressed in the CEMP, which are not included in the submission. These cover the following additional matters:

### *Vibration Risks*

Construction works would be close to the canal structure and existing locks. Whilst paragraph 6.2 discusses mitigation measures for vibration, the section does not detail specifics for how vibration will be actively controlled and monitored. We request that more detail of precise measures should be included in the documentation, especially with regard to controls and monitoring to limit risks to the canal structure. This is important as the canal is set up from the site and the embankment structure could be compromised through excessive vibration.

### *Construction Access - Conflict with Other Users*

Construction access via Trub road will require construction vehicles to cross pedestrians using the canal towpath as the bridge deck over the canal also forms the towpath access in this location. As a result, we request that the CEMP document should be expanded to include information on how pedestrian safety for users will be maintained and how the potential conflict between towpath users and the construction access will be managed.

It may be the case that this can be managed through compliance with the Trust's Code of Practice. Should this be the case, we request that specific reference to this should be included in the document.

### *Construction Access – Bridge Capacity*

Details should be provided to confirm the maximum weight of construction plant and machinery entering the site and confirmation that the bridge over the canal is of sufficient capacity to accommodate this. This is necessary to prevent any damage to the bridge structure that could harm the safety of canal users below.

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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