

Rochdale MBC
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your Ref PLP/2026/0684

Our Ref CRTR-PLAN-2026-47321

Tuesday 25 August 2026

Dear Anna Hayes,

Proposal: Residential development- 44 affordable dwellings including access, car parking, open space and other associated works

Location: Dicken Green Mill, Greenfield Lane, 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.

Issues

The proposal is juxtaposed to a Principal Cutting on the offside of the Rochdale Canal (indicated as partially overlapping it). The submitted Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy notes that this cutting slope down to the canal would require reprofiling/stabilisation, as it is not stable (see P18). Full conclusions at Section 9 (P29).

The canal has previously been narrowed at the base of the cutting and a concrete washwall installed, which may support the claim that it is not stable.

Furthermore, the details include surface water discharge to soakaways close to the crest of the cutting, which could add to the potential destabilisation and water finding its way to the canal.

The Trust has reviewed the application but is **unable to make a substantive response** under the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended) due to the **absence of the following information**:

- Cross-section drawings to show the existing and proposed cutting profile from the northernmost proposed dwellings and the canal and/or a slope stability assessment (relating to either reprofiled or stabilised cutting slope).

We will make a **substantive** response within 21 days from the date of receipt of this information.

Canal & River Trust Spatial Planning Team

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

Yours sincerely,

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Area Planner

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

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