

New dwelling at the toe of the embankment

Checklist Topics: Structural

The canal passes through this rural town on a large embankment retained by a wall. A new dwelling was proposed on a small walled site at the toe of the embankment. The removal of existing buildings had the potential to cause vibrations and the erection of the new building required the digging of foundations close to the embankment.

These works could affect the stability of the canal embankment and the Trust was concerned that the works would have the potential to cause a breach of the canal. This would have a significant impact upon

the operation of the canal, the safety of the public and be costly for the developer.

The Trust requested through the application consultation response that the LPA include planning conditions should consent be granted for details of the foundations to be submitted to and approved prior to the commencement of development. An informative note was also requested to be included to advise the applicant to contact the Trust regarding working close to the embankment.

Consent has been granted by the LPA and the photograph shows work has commenced on site. It should be noted that Building Regulations safeguard the stability of the new building, but not the structural integrity of adjacent land or structures.

The NPPF in paragraphs 170 & 178 makes it clear that land stability is a material planning consideration which should be considered as part of the application process.



Developers should be mindful of the potential for development to cause a breach of the canal or land instability and should aim to minimise these risks by working closely with the Trust both through pre-application discussions and liaison during the construction process.

LPA's should ensure they consult the Trust on all proposals within our notification zones that could have an impact upon structural integrity.