

Major redevelopment on top of canal wall

Checklist Topics: Structural

The canal is cut into the hillside in a town centre setting. The site lies above the canal and is retained by a high stone wall at the water's edge. This major redevelopment of a 'brownfield' industrial site is located on the non-towpath side of the canal.

The proposal involves the retention and conversion of a mill building and the erection of new housing. The proposed dwellings are located close to the canal wall. The new housing proposed had the potential to place additional loading on the canal wall and the structural integrity of the wall is a consideration for the Trust and indeed the safety of the site. The applicant's desire to remove the self-

seeded trees that have grown in the canal wall was welcomed by the Trust. Such vegetation can affect the structural integrity of the wall and it was recommended that any necessary repairs following removal were undertaken by the developer in consultation with the Trust.

Such works would need to comply with the Trusts "Code of Practice for Works affecting the Canal & River Trust". Conditions were requested by the Trust as part of the application consultation response to ensure that details of the foundations and the method of protecting the waterway during construction were submitted and agreed prior to

commencement of development. These conditions were included by the LPA together with advice regarding who to contact at the Trust by the inclusion of our standard advisory note.

It should be noted that Building Regulations safeguard the structural integrity of the new/converted buildings, but not the adjacent land, so in this case ground stability is a material planning consideration.

The Developer, in proposing the removal of vegetation from a canal wall, will help to ensure the long term structural integrity of this structure, providing that the matter of maintaining ground stability on the canal side land is also fully considered in collaboration with the Trust.

The LPA, in attaching the requested conditions, may seek further advice from the Trust on the information submitted by the developer to discharge the condition/s.

