



**Canal &
River Trust**

Making life better by water

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Your Ref SMD/2024/0217 &
SMD/2024/0218
Our Ref CRTR-PLAN-2024-41983 &
CRTR-PLAN-2024-41984

Monday 1 July 2024

Dear Reuben Berriman,

Planning & Listed Building Consent Applications for: Internal and external repairs and alterations to include demolition of existing bathroom and construction of new bathroom, and demolition of existing porch

Location: Churnet Hall Cottage, Cheadle Road, Cheddleton

Waterway: Caldon Canal

Thank you for your consultations.

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.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is that the Trust has **no comment** to make on the proposal.

The Trust is an adjacent landowner, and the site is accessed via land in our ownership. We are therefore keen to work with the applicant to ensure that the relevant consents and agreements are in place to facilitate any construction vehicle access requirements, or those relating to the long term re-use of the premises.

Should planning permission be granted we request that the following **informative** is appended to the decision notice:

1. *The applicant is advised that prior to any work commencing, agreement with the Canal & River Trust for the use of the access route both during and after construction should be ensured. The applicant should contact the West Midlands estates team at the Trust to follow up on this matter, separately from the planning process. They may also need to enter into an agreement with our infrastructure services team regarding works in close proximity to our infrastructure and its necessary protection. The applicant should contact the Trust's teams via 0330 040 4040.*

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

Yours sincerely,

Ailith Rutt MRTPI
Planning Manager

Canal & River Trust Planning Team

Canal & River Trust, National Waterways Museum, Ellesmere Port South Pier Road Ellesmere Port Cheshire CH65 4FW