

SOLIDVOID ARCHITECTS

PROJECT	ROCHDALE MAYFIELD SPORTS CLUB
SITE ADDRESS	STEVE GARTLAND WAY, CASTLETON, OL11 3BY
DATE	JANUARY 2022
REVISION	-
TITLE	DRAINAGE AND GREEN BELT STATEMENT Ref: 2248 003

DRAINAGE STATEMENT

The application site falls within the Critical Drainage Area, and as such, Rochdale Local Authority Planning department have requested a drainage statement to supplement the proposal for additional, new changing rooms at Mayfield Rugby Club's existing facilities.

This statement has been prepared on behalf of Mayfield Rugby Club to explain the proposals, in terms of their approach towards surface water drainage design.

An existing storage building on site, is proposed for demolition and the new changing room block will be constructed largely on the same footprint. At present, the existing storage building has a roof area of 33sqm, and surface water drainage is channelled via gutters and downpipes into the soft landscaping that surrounds the building. The roof of the proposed changing room block would occupy approximately 70sqm.

There would be a hierarchy of surface water drainage solutions which Mayfield are happy to be conditioned (subject to the grant of planning permission) which would be as follows:

1. On site percolation test to ascertain whether the ground is suitable for a soakaway drainage solution.
2. Creation of swales, subject to the agreement of the local drainage authority.
3. The long-term vision for the club contains a masterplan (currently going through pre-app) which proposes a centralised attenuation pond to deal with surface water drainage. Subject to planning agreement, the club would be willing to connect drainage into this pond, albeit it's not the preferred solution as it will be located several hundred meters away.

GREEN BELT STATEMENT

The application site falls within the defined Green Belt boundary and as such, the following statement has been composed to supplement this planning application.

Below, in italics, are Rochdale's Unitary Development Plan (June 2006) Policies which are relevant to development in Green Belt:

D/4 CONTROL OF DEVELOPMENT IN THE GREEN BELT – GENERAL

Within the Green Belt approval will not be given, except in very special circumstances, for the erection of new buildings unless it is for the following purposes...

b) essential facilities for outdoor sport and outdoor recreation, for cemeteries and other uses which preserve the openness of the Green Belt, and which do not conflict with the purposes of including land in it; Proposed development falling within these categories will be acceptable only where it can be shown that it would not prejudice, by reason of its scale, siting, or design, the primary purposes and visual amenity of the Green Belt.

Given that the proposals seek to occupy the approximate footprint of the existing storage building, to a similar scale and massing, it seems wholly appropriate to grant permission for these essential changing rooms, ensuring that the community sport club can fulfil it's expanding appeal.

The need for additional, purpose-built changing rooms is required due to the recent re-structuring of the sport club at Mayfield which has encouraged wider participation at all ages of society. From new junior members through to the 'masters' league and including both male and female players.

G/D/2 (PART ONE POLICY) GREEN BELT THE GREEN BELT BOUNDARY IS DEFINED ON THE PROPOSALS MAP.

7.4 The fundamental aim of Green Belt is to prevent urban sprawl by keeping land permanently open and its most important attribute is its openness.

The proposals do not contribute towards 'urban sprawl' and subtly occupy a location between the existing boundary fence and the adjacent clubhouse. The built form in this particular area of the site would not contribute towards the blockading of any views and would ensure that the 'openness' of the green belt is maintained.