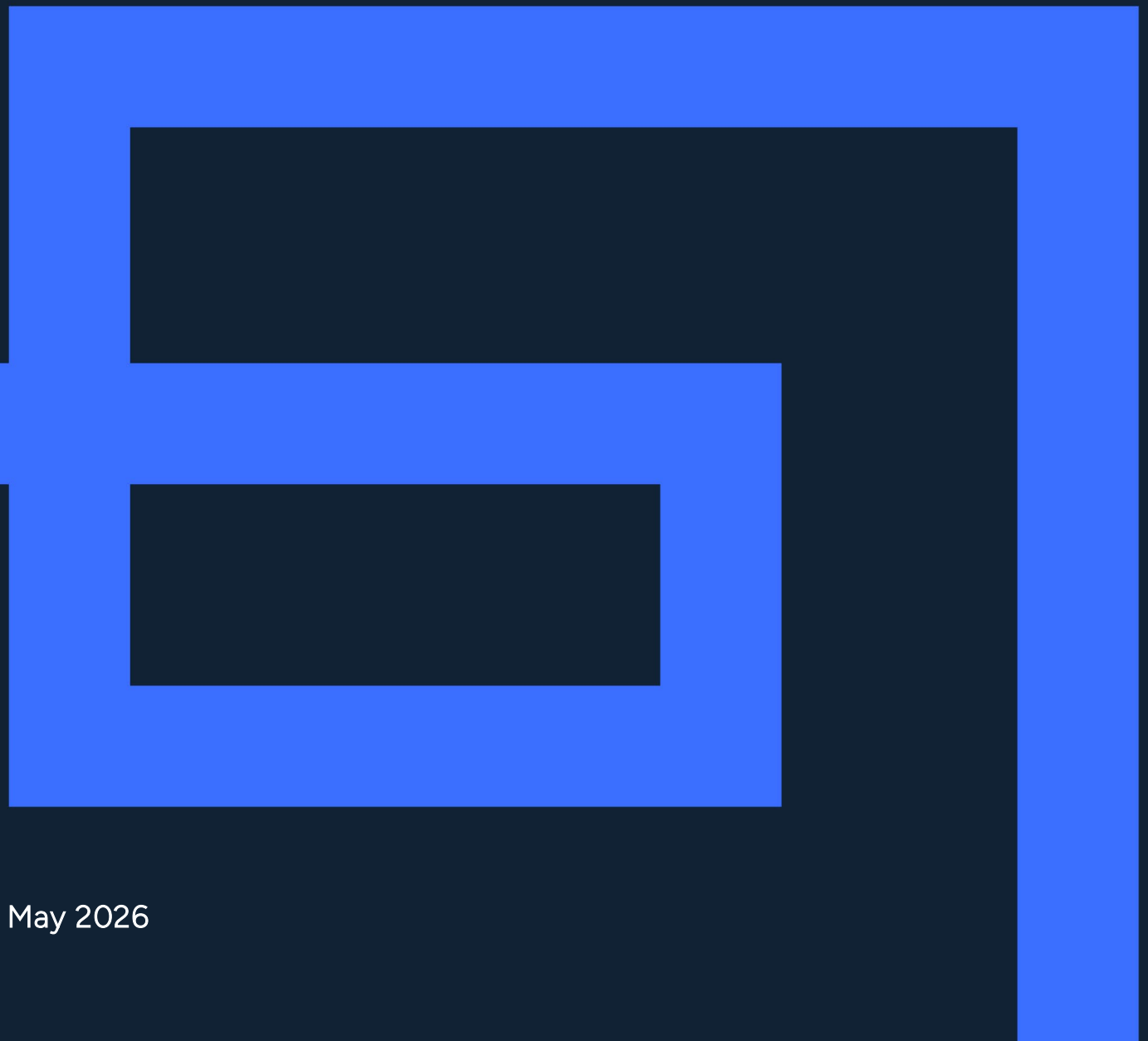


Planning, Design and Access Statement

Rochdale Cricket Club, Bridgefold Road, Rochdale

Construction of four outdoor padel courts with canopies, boundary fencing and associated clubhouse facility.

Soul Padel Ltd.



Document Control Sheet

Project Name: Rochdale Cricket Club, Rochdale
Project Ref: 269
Report Title: Planning, Design and Access Statement
Date: May 2026

Originator	Checked	Version	Date Issued	Status
NP	RM	2	May 2026	Final

©Padel Plan (forming part of IC Planning Ltd). All rights reserved. This document is expressly provided to and solely for the use of our client and must not be quoted from, referred to, used by or distributed to any other party without the prior consent of Padel Plan who accept no liability of whatsoever nature for any use by any other party.

Contents

1 Introduction1

2 Site Context5

3 Proposed Development.....7

4 Planning Policy8

5 Planning and Design Assessment11

6 Summary and Conclusions 18

Tables

Application Documents Table 1.1

Site Planning History Table 2.1

Relevant Planning Policies Table 4.1

Figures

Typical Padel Court Figure 1.1

Players at Soul Padel venues Figure 1.2

Aerial Site Location Plan Figure 2.1

Proposed Elevations Figure 3.1

1 Introduction

Overview

- 1.1 This Planning, Design and Access Statement ('PDAS') has been prepared by Padel Plan ('the Agent') and is submitted in support of a planning application made to Rochdale Borough Council ('the Council') on behalf of Soul Padel Ltd ('the Applicant') seeking full planning permission for the *"Proposed construction of outdoor padel courts with canopies, boundary fencing and associated clubhouse facility"* ('the proposal') on land at Rochdale Cricket Club, Bridgefold Road, Rochdale, OL11 5BX ('the site').
- 1.2 The application is a resubmission of planning permission 25/00929/FUL, which was approved by Rochdale Borough Council in February 2026 for the construction of six padel courts and a two-storey clubhouse building. The current proposal represents a reduced scheme comprising four outdoor padel courts with canopies and a single-storey clubhouse facility. No works are proposed to the existing car park. The red line boundary has been reduced accordingly to reflect the lesser footprint of the new scheme.
- 1.3 The Planning Statement provides detailed commentary on the application site, its surroundings and the relevant planning history before providing a detailed description of the proposed development. A summary of relevant national and local planning policies and guidance is then provided before presenting an assessment of the proposal in the context of adopted planning policy and other material considerations.
- 1.4 Although not a 'major development' proposal, the statement includes consideration of design and access in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The statement explains the design principles and concepts that have been applied to the proposed development.

Application Submission

- 1.5 In accordance with the Council's validation requirements, the application comprises the following submission documents which should be read in conjunction with this statement. A comprehensive package of plans and drawings prepared by GRID Architects is also included with the application as summarised below:

Table 1.1 – Application Documents and Drawings

<i>Document/Drawing Title</i>	<i>Prepared by/Drawing No.</i>
Planning, Design and Access Statement	Padel Plan
Transport Statement	RGP
Preliminary Ecological Appraisal	Arbtech
BNG Statement and Metric	Arbtech
Arboricultural Survey	Arbtech
Noise Impact Assessment	ES Acoustics
Lighting Assessment	SHD Lighting
Drainage Strategy Report	AMA
Phase 1 Preliminary Risk Assessment	TJ Booth
Existing Location Plan	00001
Existing Site Plan	00010
Proposed Site Plan	00100
Proposed Elevations (1)	10300
Proposed Elevations (2)	10301
Proposed Floor Plans	10100

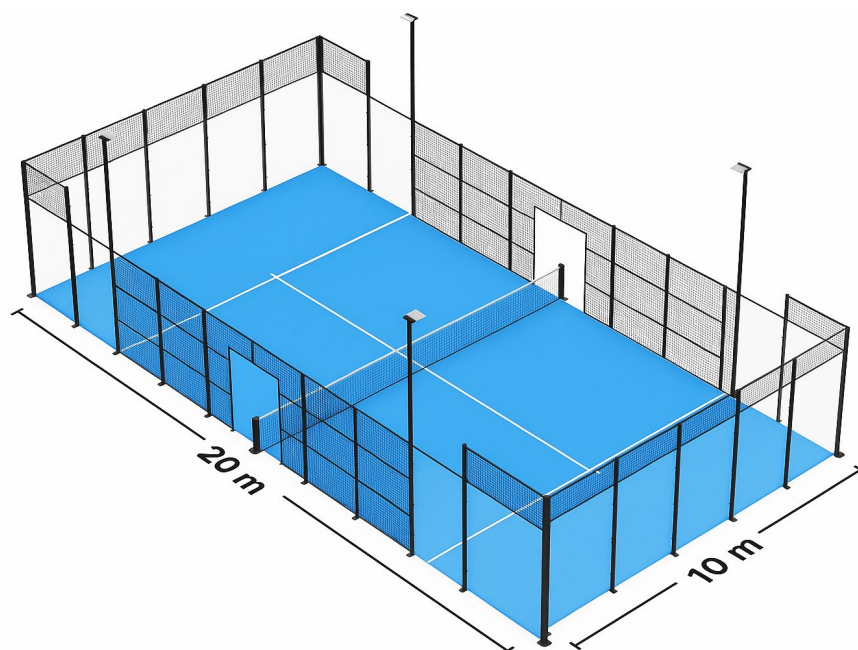
What is Padel?

- 1.6 Padel is a racket sport that blends elements of tennis and squash, typically played in doubles on an enclosed court measuring 10 metres wide by 20 metres long, which is slightly smaller than doubles tennis court (see Figure 1.1 below). The court is surrounded by a combination of glass and mesh walls, which keep the ball in play and allow for rebound shots, which is one of the defining features that make the game dynamic and strategic. The court is divided by a low net and surfaced with artificial turf over porous concrete or similar drainage layer.
- 1.7 Players use solid, stringless bats, known as padel rackets, made from composite materials such as carbon fibre or fibreglass. These rackets are perforated with holes to reduce air resistance and

improve control. The ball used is similar to a tennis ball but slightly lower in pressure, producing slower, more manageable rallies. The enclosed nature of the court and doubles format make padel fast-paced, interactive, and highly sociable, appealing to players of all ages and abilities.

- 1.8 Padel is one of the fastest-growing sports in the UK, having originating in Mexico and widely played in Spain and other parts of Europe. It's rapid rise in popularity in the UK is driven by its social, inclusive nature and its accessibility to people of all ages and abilities.
- 1.9 The inherent benefits of padel are wide-ranging. The sport promotes both physical and mental wellbeing, fosters a strong sense of community, and provides an accessible route into regular exercise for those who may be less engaged with traditional sports. Its smaller court size and slower-paced rallies make it particularly suitable for older players, beginners, or those returning to physical activity.

Figure 1.1 – Typical padel court



Who is Soul Padel?

- 1.10 Soul Padel Ltd is a UK-based operator specialising in the development and long-term management of padel facilities. Established in 2023 and headquartered in Manchester, the company is expanding a network of high-quality venues across the UK, several of which are already operational or progressing through planning and delivery.

- 1.11 The company's ethos is rooted in accessibility and community benefit. Its mission is to make padel an inclusive and sociable sport, encouraging participation from people of all ages, backgrounds and abilities. Soul Padel promotes the concept of *"meet, play and connect"*, emphasising the wider social and wellbeing benefits of sport. Its venues host coaching, casual play, events and community programmes, including initiatives for young people and to increase female participation.
- 1.12 With a leadership team experienced in sport, leisure and facility management, Soul Padel works closely with local schools, sports organisations and partners to ensure new developments integrate with their surroundings and deliver tangible local benefits. The company is a credible and capable applicant with a proven operational model aligned with planning objectives for health, wellbeing and active lifestyles, ensuring the proposed facility will provide a lasting community asset.

1.13 *Figure 1.2 – Players and coaches at Soul Padel venues*

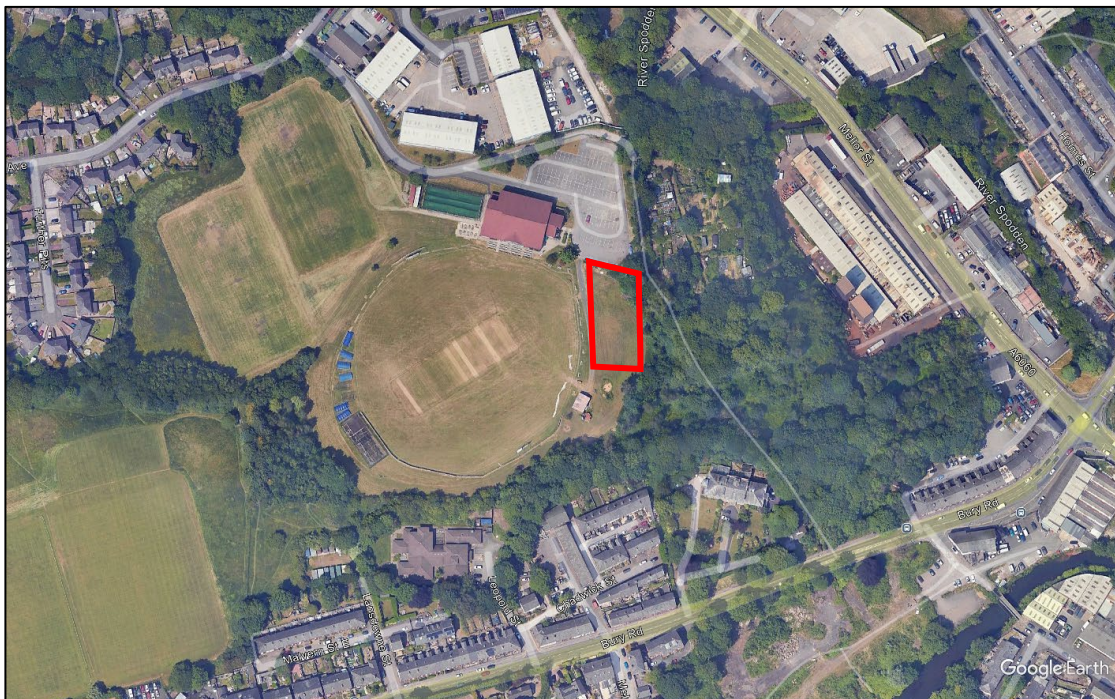


2 Site Context

Site Description

- 2.1 The application site forms part of the grounds of Rochdale Cricket Club, a long-established multi-sport complex located in the Spotland area of Rochdale, approximately 1km west of Rochdale Town Centre. The wider club site spans approximately 5.5 hectares and includes two football pitches, a cricket pitch, squash courts, an existing clubhouse, ancillary facilities, car parking and access via Bridgefold Road to the north. An Aerial Site Location Plan is shown in Figure 2.1 below.

Figure 2.1 – Aerial Site Location Plan



- 2.2 The application site is in the south east corner of the wider club site **and** is currently used informally as a storage area. To the north east outside the club boundary is allotment gardens and to the east a wooded area. The nearest residential properties are those to the south on Chadwick Street, Glencoe Place, and Oakenrod Villas.
- 2.3 Vehicular access to the site is via Bridgefold Road to the north, which also serves the existing clubhouse and car park. The site is well-served by the existing internal access track which will remain unaffected by the proposed development. The wider site benefits from reasonable pedestrian links to the surrounding residential areas and is located within a reasonable distance of public transport connections serving Rochdale town centre.

Designations

- 2.4 The site is located within the Defined Urban Area as identified in the saved Rochdale Unitary Development Plan (UDP). The application site is also located within an area designated for recreational open space under saved UDP Policy G3, which seeks to protect existing recreational open space from development for other purposes, subject to defined exceptions. The site is not subject to any statutory heritage designations and does not fall within the setting of any listed buildings or conservation areas.
- 2.5 The site is not subject to any other designations or allocations in the development plan.
- 2.6 The proposed development site covers approximately 0.24 hectares and is not located within Flood Zone 2 or Flood Zone 3. The Environment Agency Flood Map for Planning indicates that a small area within the site boundary is at risk of surface water flooding, though the site does not fall within a designated Critical Drainage Area.
- 2.7 There are no other notable designations or constraints affecting the site.

Planning History

- 2.8 There is a lengthy planning history for the wider leisure centre site. The relevant planning history relating specifically to the site subject to this application is outlined in Table 2.1 below.

Table 2.1 – Relevant Planning History

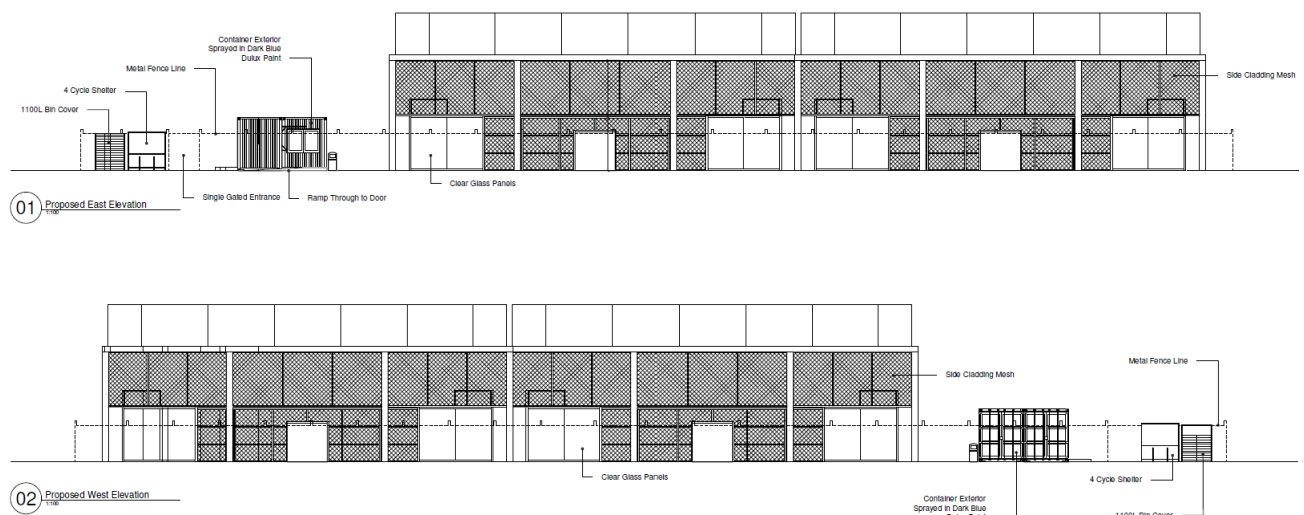
<i>Reference Number</i>	<i>Description of Development</i>	<i>Decision and Date</i>
25/00929/FUL	Construction of 6 padel tennis courts (4 covered, 2 uncovered) and new clubhouse building with changing facilities, café and raised terrace area. Creation of new parking spaces and associated boundary treatments	Approved with Conditions – February 2026 rd

3 Proposed Development

Application Proposal

- 3.1 This application is a resubmission of planning permission 25/00929/FUL, which was approved by Rochdale Borough Council in February 2026 for the construction of six padel courts and a two-storey clubhouse building. The current proposal represents a reduced scheme comprising four outdoor padel courts with canopies, boundary fencing, and an associated single-storey clubhouse facility. No works are proposed to the existing car park. The red line boundary has been reduced accordingly to reflect the lesser footprint of the new scheme.
- 3.2 The four padel courts each measure 20m x 10m and are surrounded by a combination of 3m high wire mesh fencing along the sides and 4m high panels at the ends, incorporating tempered glass panels and integrated court lighting. Each court is covered by a lightweight polycarbonate canopy structure on a steel portal frame, which provides weather protection enabling year-round use and assisting in noise attenuation, as shown in Figure 3.1 below.
- 3.3 The proposal also includes a single-storey ancillary clubhouse facility housed within repurposed shipping containers, sited adjacent to the courts on the north western edge of the application site. The clubhouse will provide a reception, changing rooms, accessible toilets, a coffee bar with seating, and storage facilities. A cycle shelter and bin store are also proposed as detailed on the submitted plans.
- 3.4 A full suite of plans has been provided as part of the application but for context the proposed east and west elevations are shown in Figure 3.1 below.

Figure 3.1 – Proposed Side Elevations



4 Planning Policy

Decision Taking

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 ('the 1990 Act') states that where an application is made to a local planning authority for planning permission, the authority shall have regard to the provisions of the development plan, so far as material to the application. The development plan for this proposal comprises the Places for Everyone (PfE) Joint Development Plan (adopted March 2024), the Rochdale Core Strategy (CS) (adopted October 2016) and the saved policies of the Rochdale Unitary Development Plan (UDP) 2006.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 ('the 2004 Act') requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The NPPF and Planning Practice Guidance ('PPG') are material considerations.

The Development Plan

- 4.3 The development plan is the starting point for the consideration of planning applications. The relevant policies to be considered in relation to this application are outlined in Table 4.1 below.

Table 4.1 – Relevant Policies

<i>Policy Ref.</i>	<i>Policy Title</i>
<i>G/D/1 (UDP)</i>	<i>Defined Urban Area</i>
<i>G/3 (UDP)</i>	<i>Protection of Existing Recreational Open Space</i>
<i>C6 (CS)</i>	<i>Improving Health and Wellbeing</i>
<i>C8 (CS)</i>	<i>Improving Community, Sport, Leisure and Cultural Facilities</i>
<i>P3 (CS)</i>	<i>Improving Design of New Development</i>
<i>G7 (CS)</i>	<i>Increasing the Value of Biodiversity and Geodiversity</i>
<i>G8 (CS)</i>	<i>Managing Water Resources and Flood Risk</i>
<i>G9 (CS)</i>	<i>Reducing the Impact of Pollution, Contamination and Land Instability</i>
<i>T2 (CS)</i>	<i>Improving Accessibility</i>
<i>DM1 (CS)</i>	<i>General Development Requirements</i>
<i>JP-P1 (PfE)</i>	<i>Sustainable Places</i>
<i>JP-G8 (PfE)</i>	<i>Net Enhancement of Biodiversity and Geodiversity</i>

JP-C8 (PfE)	Transport Requirements of New Development
JP-S1 (PfE)	Sustainable Development
JP-G2 (PfE)	Green Infrastructure Network

Supplementary Planning Documents (SPDs)

- 4.4 SPDs are a material planning consideration. The Council has an adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) but this is not considered directly relevant to the proposal. The National Design Guide (2019) is also a material consideration.

National Planning Policy Framework – December 2024

- 4.5 The NPPF sets out the Government's overarching policy framework for planning and is a material consideration in the determination of applications. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. To achieve sustainable development, the NPPF states that economic, social and environmental gains should be sought jointly and simultaneously through the planning system. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.
- 4.6 Paragraph 11 of the NPPF sets out a 'presumption in favour of sustainable development', which for decision-taking means *"approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits..."*
- 4.7 Paragraph 39 of the NPPF is clear that *"Local planning authorities should approach decisions on proposed development in a positive and creative way"*. In accordance with the presumption in favour of sustainable development, LPAs should *"work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area... Decision-makers at every level should seek to approve applications for sustainable development where possible"*.
- 4.8 Paragraph 96 of the NPPF states that planning decisions should *"enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of ... sports facilities"*. Paragraph 103 goes on to outlines that

"Access to...opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change."

5 Planning and Design Assessment

5.1 Taking into account the characteristics of the site, the nature of the development proposal and the planning context, it is considered that the key issues to be assessed in the determination of this planning application are as follows:

- Principle of Development;
- Design Considerations;
- Residential Amenity;
- Access and Highway Safety;
- Trees and Biodiversity; and
- Flood Risk and Drainage.

Principle of Development

5.2 The site is located within the Defined Urban Area as identified in the saved Rochdale UDP. The application site also falls within an area designated as recreational open space under saved UDP Policy G/3. This policy allows for the development of built recreational facilities where they would provide a greater benefit to the wider community than the open space being lost and would not result in a serious deficiency in open space within the area.

5.3 This application is a resubmission of planning permission 25/00929/FUL, which was approved by Rochdale Borough Council for a larger scheme comprising six padel courts and a two-storey clubhouse building. The current proposal is materially reduced in scale, comprising four courts, a single-storey clubhouse and no alterations to the existing car park. The principle of introducing padel facilities at this location has therefore already been established through the grant of the previous consent.

5.4 The proposal continues to satisfy the requirements of saved UDP Policy G/3. It would provide a new built recreational facility within an established sports club, delivering clear community benefits through the provision of additional sport and leisure opportunities. The loss of open space would be limited and would be outweighed by the wider benefits of improving access to modern recreational facilities. Given that the current scheme is smaller than the approved development, the planning position is strengthened further.

5.5 Core Strategy Policies C6 and C8 seek to improve health and wellbeing, reduce health inequalities, and support the provision of better community, sport and leisure facilities. The proposal directly

accords with these objectives by providing new padel courts which would be available to the wider community and accessible to a broad range of ages and abilities. The development would also complement the existing sporting role of Rochdale Cricket and Sports Club, helping to broaden its appeal and support its continued use as a multi-sport community facility.

- 5.6 The site is within the urban area and forms part of an established and active sports club. It is therefore an appropriate and sustainable location for additional recreational development. The proposal would make effective use of land already associated with sport and recreation and would not introduce an incompatible use. This is consistent with PfE Policy JP-P1, which supports the creation of sustainable places and the provision of leisure uses in accessible locations.
- 5.7 Consideration has also been given to paragraph 91 of the NPPF, as intensive sport and recreation uses are identified as main town centre uses. However, the proposal is modest in scale, comprising four courts with ancillary clubhouse facilities. Any café or retail element would be clearly subordinate to the main sporting use. In addition, padel courts are standardised in size and require a specific form of site which does not readily lend itself to dense town centre locations. They are more typically accommodated within existing sports clubs or edge-of-centre recreational sites, in a similar way to tennis courts or five-a-side football pitches. On this basis, and consistent with the previous approval, the sequential test is not considered necessary in this case.
- 5.8 Padel is a highly accessible sport which can encourage participation by people of varying ages and abilities. The proposal would therefore help to attract new users to the site, support more active lifestyles, improve social interaction and contribute positively to health and wellbeing outcomes. These benefits are directly aligned with the objectives of Core Strategy Policy C6 and the wider aims of the NPPF in supporting healthy communities.
- 5.9 Overall, the proposal represents an appropriate form of recreational development within an established sports club and within the Defined Urban Area. The principle of development has already been accepted through the approval of the larger predecessor scheme, and the current reduced proposal continues to accord with the relevant policies of the development plan. The principle of development is therefore acceptable.

Design Considerations

- 5.10 Core Strategy Policy P3 requires all new developments to enhance the borough's identity and sense of place, ensuring that buildings contribute positively to the townscape. Policy P2 seeks to protect and enhance the borough's character. Policy DM1 also requires development to not

adversely affect the amenity of residents through visual intrusion, overbearing impact, or loss of privacy. These policies are reinforced by the National Design Guide (2019).

- 5.11 The padel courts have a functional design in accordance with standard specifications required in accordance with the rules of the game. However, as the surround structure comprises mainly glass panels, they have a lightweight appearance that allows them to be incorporated into the locality in a harmonious way. The courts will be covered by a high quality white fabric canopy mounted on a steel portal frame. This allows the courts to be used all year round and therefore serves a functional purpose whilst also constituting a high quality design with regard to materials.
- 5.12 The surrounding area is characterised by the sports club grounds including the cricket pitch and football pitches, with an existing substantial clubhouse to the west. The proposed padel facility, being of a functional sporting character with a reduced footprint compared to the previously approved scheme, will sit comfortably within this context and will be viewed as part of the wider sports club environment.
- 5.13 The proposal includes a single-storey clubhouse accommodated within repurposed shipping containers. The containers are to be finished externally in dark blue with Soul Padel branding, providing a modern, industrial aesthetic consistent with the character of a contemporary sports facility. The proposed Elevations demonstrate how this will be finished to a high standard. The single-storey height of the building ensures it will be clearly subservient to the existing main clubhouse and will not be unduly prominent within its setting. The clubhouse provides facilities that enhance the usability of the padel courts, support social interaction, and improve the overall visitor experience.
- 5.14 Based on the above, it is clear that the proposal is of a high quality design that complies with the principles outlined in Core Strategy Policies P2, P3 and DM1 and the NPPF.

Residential Amenity

- 5.15 Core Strategy Policy DM1 requires development to not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Policy G9 seeks to ensure that sensitive development is not adversely affected by existing sources of pollution, and vice versa. These policies are consistent with the NPPF, which requires planning decisions to ensure that new development is appropriate for its location having regard to the likely effects of pollution on health, living conditions and the natural environment.

- 5.16 The site forms part of the existing Rochdale Sports Club and is therefore already associated with outdoor sport and recreation. The current proposal would be smaller than the previously approved scheme and would sit further away from nearby residential properties. As such, the submitted Noise Impact Assessment and Lighting Assessment represent a robust, worst-case basis for considering potential amenity effects.
- 5.17 The Noise Impact Assessment concludes that the proposed padel courts can operate without giving rise to unacceptable noise impacts at nearby residential receptors. This is supported by the siting of the courts, the use of canopy structures, the existing separation distances, and the presence of intervening vegetation. The reduction from six courts to four further reduces the potential for noise when compared with the previously approved scheme.
- 5.18 The Lighting Assessment similarly concludes that the proposed lighting can be designed and controlled to avoid unacceptable light spill, glare or sky glow. The assessment was prepared on the basis of the previously approved six-court scheme and therefore represents a worst-case scenario. The reduced four-court proposal would have a lesser lighting requirement and would further reduce any potential impact on neighbouring properties.
- 5.19 The proposal would not result in any unacceptable visual intrusion, overbearing impact, overshadowing or loss of privacy. The proposed clubhouse is now single-storey, the number of courts has been reduced, and the overall development footprint has been scaled back compared with the approved scheme.
- 5.20 Overall, the proposal represents a reduced form of development when compared with the previously approved scheme. Having regard to the submitted noise and lighting assessments, the established sporting use of the site, and the reduced scale and footprint of the current proposal, it is considered that the development would not result in any unacceptable impact on residential amenity. The proposal therefore accords with Core Strategy Policies DM1 and G9 and the relevant provisions of the NPPF.

Access and Highway Safety

- 5.21 Core Strategy Policy T2 seeks to improve accessibility by locating development where good access to public transport is available and prioritising the safety, accessibility and amenity of all users. Policy DM1 requires all development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements. Paragraph 116 of the NPPF states that development should only be refused on highways grounds if there would be an unacceptable

impact on highway safety, or the residual cumulative impacts on the road network would be severe.

- 5.22 The application is supported by a Transport Statement prepared by RGP, which confirms that the site is located within an established recreational site at Rochdale Cricket and Sports Club, with good connectivity to the surrounding urban area and convenient access to the local highway network, including the A58 and A627(M). The Transport Statement also notes that the site is well-served by nearby public transport routes and is appropriately located for its continued sporting and community use.
- 5.23 The proposal will be served by the existing access arrangements from Bridgefold Road and the internal access road serving the wider sports club. No alterations are proposed to the existing access arrangements and no amendments are proposed to the existing car parking layout. This represents a reduced position when compared with the predecessor scheme, which included six padel courts and new parking spaces.
- 5.24 The Transport Statement confirms that the existing car park is expected to have sufficient capacity to accommodate the proposal, including during the busiest periods when the padel club and other sports uses may overlap.
- 5.25 The site is also accessible by non-car modes. The Transport Statement confirms that the site is located within a highly accessible urban area, with good pedestrian connectivity to surrounding residential areas, public transport infrastructure and local services. It is also within cycling distance of National Cycle Network routes 92 and 66, with dedicated cycle lanes available on Mellor Street. Nearby bus stops are located within walking distance, providing services to Rochdale and the surrounding residential areas.
- 5.26 Overall, the proposal would utilise the existing access and parking arrangements serving the wider sports club and would not involve any works to the existing car park. Having regard to the reduced scale of the current scheme, the findings of the Transport Statement, and the site's accessibility by walking, cycling and public transport, it is considered that the proposal would not result in an unacceptable impact on highway safety or a severe residual cumulative impact on the road network. The proposal therefore accords with Core Strategy Policies T2 and DM1, PfE Policy JP-C8 and the NPPF.

Trees and Biodiversity

- 5.27 The proposal will require the removal of a small number of trees and shrubs within the application site to accommodate the development. A Preliminary Ecological Appraisal (PEA) is included with the application which identifies that the site is generally of limited ecological value. No bat roosting potential was identified within the trees or shed on the site. which assessed the ecological value of the site.
- 5.28 The development will result in the loss of some low-value habitats. However, subject to the implementation of appropriate avoidance measures during construction, the development is not expected to result in significant adverse ecological impacts.
- 5.29 The Environment Act 2021 requires the majority of developments to deliver a minimum 10% biodiversity net gain. A Biodiversity Net Gain (BNG) Assessment has been prepared for the proposal using the statutory BNG Metric Tool. Given the reduced footprint of the current scheme compared to the previously approved application, and the limited size of the application site, it is not considered feasible to deliver the required biodiversity net gain entirely on-site. The BNG requirement will therefore be met in full through the purchase of off-site habitat units, to be secured by way of a pre-commencement condition and a Biodiversity Gain Plan to be agreed with the Council prior to development commencing.
- 5.30 This approach is in accordance with the statutory framework under Schedule 7A of the Town and Country Planning Act 1990, as amended.

Flood Risk and Drainage

- 5.31 Core Strategy Policy G8 and PfE Policy JP-S4 require new development to not lead to any increased flooding locally or further downstream, not impede natural water and flood risk management, and to ensure prudent use of water resources. Paragraph 170 of the NPPF directs development away from areas at highest flood risk.
- 5.32 As noted in Section 2, the proposed development site is not located within Flood Zone 2 or Flood Zone 3. A Drainage Strategy Report was submitted with the previous application. This proposed the use of infiltration and permeable paving across the site, with discharge to the Red Brook culvert approximately 25m south of the site boundary should infiltration prove unfeasible. A sustainable drainage scheme will be required to be submitted and approved by the Council prior to development commencing under a planning condition. Foul water will discharge to the existing foul sewer network serving the adjacent clubhouse.

5.33 On the basis of the above, subject to the submission and approval of a detailed drainage strategy, it is considered that the proposal is acceptable on flood risk and drainage grounds in accordance with Core Strategy Policy G8, PfE Policy JP-S4 and the NPPF.

6 Summary and Conclusions

- 6.1 This Planning, Design and Access Statement has been prepared in support of an application for the construction of four outdoor padel courts with canopies, associated boundary fencing and a single-storey clubhouse facility at Rochdale Cricket Club, Bridgefold Road, Rochdale.
- 6.2 The application follows the grant of planning permission 25/00929/FUL for a larger scheme comprising six padel courts, a two-storey clubhouse building, new parking spaces and associated works. The current proposal represents a materially reduced form of development, comprising fewer courts, a smaller single-storey clubhouse facility, no works to the existing car park and a reduced red line boundary. The extant consent is a significant material consideration and establishes the acceptability of padel development at this location. The current proposal would give rise to a reduced level of planning impact when compared with the approved scheme.
- 6.3 The site forms part of an established multi-sport club within the Defined Urban Area and is already in recreational use. The proposal would make effective use of an underutilised part of the wider club site and would provide a modern, accessible and inclusive sporting facility for the benefit of the local community. The development would support increased participation in sport and physical activity, with associated benefits for health, wellbeing and social interaction.
- 6.4 The proposal satisfies the requirements of saved UDP Policy G/3, as it would provide a built recreational facility that is of clear benefit to the wider community and would not result in a serious deficiency in open space provision. It also accords with the wider objectives of the development plan, including policies which support improved health and wellbeing, enhanced sport and leisure provision, good design, biodiversity, accessibility and residential amenity.
- 6.5 The design, scale and siting of the development have been carefully considered in the context of the existing sports club and surrounding area. The proposed courts, canopies and ancillary clubhouse would sit comfortably within the functional sporting environment of the wider site. The scheme is supported by appropriate technical assessments, which demonstrate that the development would be acceptable in respect of residential amenity, noise, lighting, highway safety, trees, ecology, biodiversity, and flood risk and drainage.
- 6.6 Overall, the proposal represents a positive and sustainable form of development which would enhance the recreational offer at Rochdale Cricket Club and deliver clear community, health and wellbeing benefits. Having regard to the established principle of development, the reduced scale of the current proposal, and the absence of any unacceptable adverse impacts, the application

accords with the development plan when read as a whole. It is therefore respectfully requested that planning permission is granted without delay.