

Planning Statement for Proposed Storage Building at Holcombe Moor Training Camp, Spenleach Lane, Hawkshaw, Bury, BL8 4JJ

This planning application seeks to provide a storage facility which can also be utilised as a covered training area during the winter months for use by young cadets who can also use the building for various cadet activities including drill practice, sports etc...

The Holcombe Moor Training Camp site is located on an exposed piece of land within the slopes of Holcombe Moor, which is subject to challenging weather conditions and where there are many occasions when activities cannot take place due to poor weather. The site is already well developed to accommodate harsh conditions and therefore proposed storage facility aims to reflect the existing buildings.

The cadet site is used by a wide variety of young cadets who use the facilities on an evening or overnight stay basis and where there is currently no indoor facilities for training a large number of young people at any one time. The use of the existing outdoor facilities are restricted to times when the weather is favourable and the provision of an indoor / enclosed training area will allow training to continue whatever the weather. With the expanding number of young cadets and visitors, storage for various apparatuses that is currently minimal is also required.

The proposed building is a simple portal framed industrial type unit with profiled insulated cladding coloured mid-grey with a small artificial stone plinth and with clear rooflights over to provide daylight to the internal storage and training space. The proposed building will also incorporate south facing solar panels on the roof to reduce energy usage and lower the carbon footprint.

The proposed building is to be located on a currently unused area of site which is already overlaid with concrete and drained to existing drainage within the site, and which is connected to the public drainage network. The provision of a new building will collect an equivalent amount of rainwater on the roof which will be drained to the existing drainage system. There should be no increase in the rainwater loads imposed on the drainage system arising from the addition of the building on this site. Some grading of the ground may be necessary to allow a more user-friendly level access into the building.

Access to the proposed building is via the main road within the same site area.

The cladding will provide a good level of thermal insulation to provide a tempered internal environment both during the winter and summer months and will allow training activities to continue both during the daytime and the evenings.

Equilibrium Architects Ltd

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