

Sequential Test:

Proposed change of use to Gin distillery with Gin Experience at Units 30/31 East Mill, Spotland Mills, Spotland Road, Rochdale, OL11 5BU.

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1.0 Description of Premises:

This planning application relates to Units 30/31 of the 'East Mill' which is one of two mills comprising the Spotland Mills complex which has a Grade II listing. The site comprises two principal buildings, the first dating from around 1833, the second from the early 20th century, existing by 1908. The application unit is located on the ground floor of the northwest corner of the latter generally referred to as the 'East Mill'. The subject property is constructed in facing brickwork around a steel and concrete framework. The property forms part of a wider redevelopment of the whole mill complex to provide individual tenanted units for a variety of uses.

2.0 Description of Development:

The proposal is to change the current use of the unit, the Mills historical use has been for uses falling within classes B1, (now E(g)) B2 and B8 of the Town & Country Planning Uses Classes Order. The proposed use will be as a Gin distillery and Gin Experience. In addition, alterations and improvements will be carried out to the building which are supported by the submitted heritage statement which indicates will enhance the listed buildings.

3.0 Sequential Test:

As part of the current planning application, the applicant is required to undertake a sequential test of the proposed use to identify if alternative sites are available, suitable and more appropriate in accordance with the requirements of the National Planning Policy Framework (NPPF). The statement provides the results of this test in the context of relevant planning policy.

As the proposed development is located out of centre in retail policy terms, it is necessary to demonstrate that there are no suitable, available, and viable sequentially preferable properties that could accommodate the proposed development. The nearest centre to the site is the Spotland Road Centre which comprises a mix of smaller shop units and converted residential properties.

Availability:

It is necessary to determine whether a site is currently available for the use. There is no requirement to speculate if a site may become available at some indeterminate future date.

Suitability:

It is also appropriate to determine suitability of any available properties. Suitability relates to whether the proposed development can be reasonably and successfully located at a particular site. It follows that if no sites are available their suitability cannot be assessed.

Assessment:

For the purposes of our sequential examination, the assessment focuses on available properties at the Spotland Road Centre.

An assessment has revealed that there are no units suitable for the proposed use. The proposed use has a particular requirement in terms of the type of property suitable for the business model. The site needs to be accessible for deliveries of raw materials and the successful distribution of its products.

In addition, the business model is to create a vibrant 'destination' social space which by virtue of its location and fixtures, fittings and finishes provides an alternative venue to those located in the town centre.

Therefore, in this regard, we conclude that there are no available and suitable sequentially preferable opportunities capable of accommodating the proposed development.

4.0 Conclusions:

Taking into account the above, it is clear that there are no properties identified in our sequential search that are suitable, available and viable to accommodate the application proposal.

The property is the only viable site for the intended use. The application should be determined accordingly.