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Updated Sequential Approach to Development Addendum

At

Spotland Bridge Mill, Rochdale

On behalf of

Howarth Brewing Co

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**Appendix A – Rochdale Borough Council Draft Allocations Plan – Rochdale
Town Centre Map**

1 Introduction

- 1.1 This addendum to the Updated Sequential Approach to Development Assessment has been prepared on behalf of Defiance Spirits Ltd, in respect of a proposal to convert part of the ground floor of the existing Spotland Bridge Mill to a Micro-Brewery with ancillary Tap room. This addendum follows comments from the Local Planning Authority in response to the Updated Sequential Approach to Development Statement
- 1.2 The Local Planning Authority – Rochdale Council and LSH agree in respect of: -
- The nature of the proposal and the fact that the ancillary uses should not be disaggregated from the primary use.
 - The Area of Search – it is agreed that the search should involve properties within Rochdale Town Centre and on the Edge of the Town Centre.
 - The Method of Search i.e. the databases and method used to identify potential properties
 - That in assessing the properties identified during the search the applicants should adopt flexibility. It is agreed that the applicants have shown flexibility.
- 1.3 The only area of disagreement between the parties is the way in which LSH have defined the extend Rochdale Town Centre and the Edge of Centre. LSH believe that they have assessed the relevant area having regard to the primary shopping streets and the guidance set out in the NPPF. Rochdale Council wish the Assessment to consider a wider area
- 1.4 Having regard however to the advice set out in the NPPF at Section 4 and wishing, as we are sure the Council also do, to approach the process in a positive manner. As opposed to debating the disputed definition of the area of search therefore to widen the area of search and review any additional properties which are identified.
- 1.5 This Addendum should therefore be read in conjunction with the reported entitled “Updated Sequential Approach to Development”

2. Additional Area of Assessment

The area considered in the updated Sequential Approach to Development Assessment

- 2.1 The area assessed in the Updated Sequential Approach to Development Assessment involved the towns primary retail core and locations within 300m of that area. These areas were shown on Appendices C & D of the Updated Sequential Approach to Development Assessment. This area included the northern end of “The Esplanade, Packer Street, Fleece Street, the northern section of Drake Street, South Parade, and Hunters Lane.
- 2.2 Having regard to local circumstances, LSH considers that the main A58 (St Mary's Gate & the A671 (John Street) and the River Roch to the south of the One Riverside development are significant barriers to pedestrian movement and define the limits of the Town Centre and the Edge of Centre locations as described by the NPPF. Similarly, the southern end of Drake Street is considered to lie too far from the primary shopping area to be Edge of Centre. There is also a considerable change in level between the South Parade / Drake Street junction and the Drake Street/ Kenion Street junction.

The expanded area of search

- 2.3 At the Council's request we have expanded the area of search which now involves a consideration of the entire area shown on the adopted Rochdale UDP proposals map as “The Rochdale Town Centre Inset”. This area is also identified as Rochdale Town Centre on the emerging draft “Allocations Plan”. The draft allocations plan provides a series of “Draft maps” one of which was entitled “Rochdale Town Centre”. This map is attached as Appendix A to this Addendum. It will be noted that the emerging draft Allocation Plan envisages that the area of the Town Centre will be reduced. This reduction involves excluding the southern end of Drake Street.
- 2.4 For the avoidance of doubt however this Addendum has however considered the following areas:
- The “Civic Quarter” at the western end of the Esplanade including the Rochdale Town Hall, the area around the Police Station and Touchstones Rochdale
 - The area to the east of St Chad's Church and along Drake Street as far as the Oldham Road / Milnrow Road junction (this area has been considered even though it is envisaged that it will be removed from the Town Centre in the Allocations Plan
 - The area to the east of Number One Riverside and the west of Molesworth Street
- 2.5 This addendum area was assessed in the same way for available properties and involved the use of the following data sources: -
- Experian Goad – Rochdale Goad Plan and Town Centre report
 - CoStar Commercial Real Estate Property Information
 - The “Completely Retail” Property Website: <https://completelyretail.co.uk/>
 - Site Visit – on foot inspection of Rochdale Centre and its environs
 - Commercial Property Agencies including *inter alia* Lyons Thompson Letts, Barton Kendal Commercial, WT Gunson.

2.6 We have considered this location and concluded that the only available properties are “traditional” vacant retail units, or retail units within the Riverside Development

- The Old Post Office, The Esplanade Rochdale
- Partnership House Sparrow Hill (This property lies beyond the defined area but on its fringes)
- Rochdale Catholic Club Ann St (This property lies beyond the defined area but on its fringes)
- 104 -106 Drake Street
- 18 Milnrow Road

2.7 Again, as with the initial consideration of properties having regard to the requirement for flexibility in balance with the judgement in *Tesco Stores v Dundee City Council* [2012] UKSC 13 we have concluded as follows

- The Old Post Office A larger property with approximately 1748 sqm (18,819 sqft) available to let, it is subdivided into smaller suites ranging from 13 sqm (150 sqft) to 200sqm (2155 sqft). Whilst the largest of the units is potentially suitable in terms of size it is located on the second floor and therefore unsuitable for the proposed use having regard to delivery and distribution
- Partnership House A 593 sqm (6,390 sqft) office it is situated over 4 floors and would be unsuitable in terms of size and configuration
- Rochdale Catholic Club The property is for sale but comprises 547sqm (5,890 Sqft) over two floors, this is too large a property which is not configured in an appropriate way. The ground floor has too low a floor to ceiling height
- 104-106 Drake Street This property is listed as being “under offer” and hence potentially unavailable, it is configured over two floors with a typical floorplate of 127sqm (1,375 Sqft) too small for the proposed use
- 18 Milnrow Road A shop unit of 83 Sqm (904 sqft), this property is for sale but is too small having regard to the proposal the subject of the application

2.8 None of the identified units offer the space and configuration needed to be able to offer the appropriate environment within which to undertake the proposed use.

2.9 Turning to edge of centre locations we have been unable to identify any accommodation which could be remotely considered appropriate

Conclusion

2.10 In the light of the forgoing having considered the proposed use its nature, the fact that the ancillary educational and tasting areas cannot be disaggregated from the primary manufacturing

use, we believe that the Spotland Bridge Mill is entirely suitable in the context of the sequential approach to retail development.

- 2.11 As we have highlighted in the introduction this “Addendum” needs to be read in conjunction with the Updated Sequential Approach to Development Assessment in order to see the full extent of the properties reviewed

Appendix A – Rochdale Borough Council Draft Allocations Plan – Rochdale Town Centre Map

Rochdale Borough Council Draft Allocations Plan

Rochdale Town Centre

