

# Introduction

This Statement sets This Planning Supporting Statement [PSS] has been prepared on behalf of The Howarth Brewing Co LTD in respect of a property known as Spotland Bridge New Mill [“the Mill”]. The Mill’s address is Spotland Bridge New Mill, Spotland Bridge, Rochdale, and it is located at the junction of Spotland Road and Bridgefold Road. The Local Planning Authority for the area is Rochdale Council [“the Council”]. The Mill complex comprises a group of buildings built in two main phases.

The PSS is submitted in respect of an application for Listed Building consent to allow the installation of a micro brewery and tap at the Mill. The Brewery will be as marked on the block plan attached to the planning application.

This application is part of a series of applications the purpose of which is to regenerate the Spotland Bridge Mill Ltd to afford it a new viable and sustainable future.

1.4 The Mill is “Listed” for the purposes of Section 1 of the Planning (Listed Building & Conservation Areas) Act 1990 as being a building of “special architectural or historic interest”. Howarth Brewing Co have had advice via the local conservation officer and worked had so that brewery and signage doesn’t impact but compliments the special architecture of the mill.

## Site Location

The Site of the Mill building [“the Site”] and its general location will be known to the Council and we do not therefore propose to provide a detailed site description. Nor do we propose providing a description of its heritage significance as this is provided in the MBA reports to which were referred earlier. The Site contains several buildings and a large area of hardstanding’s its general location is shown on the site Plan attached to the planning application.

The Mill lies approximately 1km to the northwest of Rochdale town centre within the existing urban area. The Mill and the site upon which it sits is previously developed land. The Mill lies in an accessible location being less than 150m from a bus stop which provides access to a high frequency bus route. The Mill historical use has been uses falling within classes B1, (now class E) B2 & B8 of the Town & Country Planning Uses Classes Order.

## The Proposal

The Howarth Brewing Co LTD proposed application for listed building consent is for the installation of a micro brewery along with a tap ‘bar’ to serve the products made on site as well as others bought in. The vessels in the brewery would be wooden to fit in with the feel of the mill, along with wooden rustic bar. Props inside the unit would be old worn barrels and sacks in woven cotton, as back in the day.



The Historic England publication "Engines of Prosperity: new uses for old mills" [ "the EoPnuform report"] describes how properties such as Spotland Bridge New Mill offer an opportunity to provide much needed commercial floorspace: -

*"Creating additional commercial floor space for new and growing businesses is at the heart of the Strategic Economic plans for Greater Manchester and Lancashire. The 1,996,597, sq. m of vacant mill floor space provides an excellent opportunity to meet this needs"*

Applying a standard employment density as per advice published by Homes England, Howarth Brewing CO LTD has the potential to generate in the region of 8-10 jobs the brewery and tap is required for us to trade at the mill. The brewery sets a scene of a pleasant relaxed visiting experience.

The Howarth Brewing Co LTD as well as job creation potential, will use produce sourced in the UK as well as producing a finished product that we can proudly say 'Made in Rochdale'. The brewery is required for this to happen, without the brewery we would become just another bar.

The Brewery would be open daytime and early evening in respect of a licencing premises, to reduce the disturbance to the neighbouring residents and passers-by, and because of the nature of the business attract a more mature select customer. The unit will be a vintage style and complement the architecture of the building and doesn't draw attention away from the mill.

Signage is also required, as with any business, but Howarth Brewing Co LTD proposed application for listed building consent is for the erection of a shop sign board, the sign board is made fully of wood and hand painted to suit the special architecture of the building and not draw attention away from the mill itself.

The dimensions and the exact location on the east mill have been submitted with the attached block plan. The sign board will be fitted to the mill with four screws drilled into the mortar and not the brick so no damage is caused to the mill. The size of the board will be no wider than a windowsill so it fits within the proportions of the mill.

The signboard will be lit during the winter months when it becomes dark during trading hours. The sign lighting will be switched off when the business is closed to reduce the disturbance to the neighbouring residents and passers-by. The light unit will be a vintage style led up-light as requested by the local conservation officer so it complements the architecture of the mill so again, does not draw attention away from the mill.

## Conclusion

Rochdale's mills are an important part of the town's heritage and continue to feature in the townscape. However, achieving viable, continuing use can be difficult, we believe that the proposal is acceptable in terms of planning balance and won't impact the architecture or the character of the mill, the materials chosen are as natural as can be and would have suited when the mill was first built. The size of the unit, brewery and sign board doesn't draw attention away from the mill but is big enough for customers to see it when on the carpark.

We have considered the issues involved with the proposed brewery and fitting of the sign at the Mill. In the light of the forgoing, it is our belief that the following conclusions may be drawn. The planning history of the Mill shows an acceptance of a need for change if the Mill is to have a long-term sustainable future.