



Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 23/00229/FUL

Name and address for correspondence:	Applicant name:
Nigel Longshaw A.J.COCKER ASSOCIATES New Century House 176 Drake Street Rochdale OL16 1UP	Mr Michael Howarth

Part I - Particulars of Application

Date of Application: 14 September 2023

Proposal:	Change of use of part of ground floor to microbrewery and brewery tap area including installation of new windows and re-instatement of doorways to north and east elevations
Location:	Spotland Bridge Mill , Spotland Road, Rochdale, OL11 5BU

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans and documents:

Drawing No: H474-02

Drawing No: H474-03 - Location Plan

Drawing No: H474-04

Received by the Local Planning Authority on 14th September 2023

and the development shall be carried out in complete accordance with these drawings and documents hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 Prior to the instatement of any new windows, doors and openings, full product specifications, elevations and cross sectional details, at a scale of no less than 1:20, and finishes to be applied, shall be submitted to, and approved in writing by, the Local Planning Authority. Any windows and doors to be instated shall match those as existing in respect of material and appearance.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 4 Prior to the first opening of the microbrewery and brewery tap, full details and specifications of any extraction/ventilation system shall be submitted to and approved in writing by the Local Planning Authority (if proposed). For the avoidance of doubt, noise from the extraction/ventilation system shall not exceed 54dB(A)1Hr measured 1m from noise sensitive premises between 07:00-23:00 and 33 dB(A)15min measured 1m from noise sensitive premises between 23:00-07:00. The extraction/ventilation system shall be installed in accordance with the approved details prior to first opening of the microbrewery and brewery tap and retained thereafter.

Reason: To ensure any odours are appropriately managed, to avoid undue levels of noise and disturbance and to protect the amenity of nearby residents and to accord with policies G9 and DM1 of the Core Strategy and The National Planning Policy Framework.

- 5 The premises shall not be used by members of the public outside the hours of 11:00-23:55 Monday to Saturday and 11:00-23:00 Sundays and Bank Holidays.

Reason: To avoid undue levels of noise and disturbance and to protect the amenity of nearby residents and to accord with policies G9 and DM1 of the Core Strategy and The National Planning Policy Framework.

- 6 No seating shall be placed/installed outside of the unit or within the grounds of the mill.

Reason: To avoid undue levels of noise and disturbance and to protect the amenity of nearby residents and to accord with policies G9 and DM1 of the Core Strategy and The National Planning Policy Framework.

- 7 Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the premises shall be used for a microbrewery and brewery tap only and for no other purpose (including any other purpose in the same Use Class of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the amenity of nearby residents and to accord with policies G9 and DM1 of the Core Strategy and The National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 29 February 2024

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:

The applicant is advised that any proposed signage would require separate advertisement consent and listed building consent.

The applicant is advised that following advice from the Greater Manchester Police - Crime Prevention Team they highly recommend that the premises is covered with a comprehensive CCTV system and an intruder alarm. The applicant should ensure that any such system does not require Listed Building Consent prior to installation.

The applicant is advised that should any extraction/ventilation systems be required then this would require planning permission and listed building consent.