

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 23/01135/LBC

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

Part I - Particulars of Application

Date of Application: 17 October 2023

Proposal:	Change of use from industrial unit (Class B2) to distillery with gin experience events space and bar (Sui Generis) including replacement of existing windows and alterations to existing entrance on south elevation and provision of new toilets
Location:	Units 30 And 31 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 Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that consent has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions and Reasons:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

'Existing and Proposed Site Plan' - D251-01 received by the Local Planning Authority on 17th October 2023

'Proposals' Drawing Number: D251-01 prepared by AJ Cocker Associates.

'Window Detail'

'Spotland Mill' prepared by Comar, dated 17/01/2022, Frame Specification

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: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 Prior to the instatement of works to brickwork, details and sample to be shown on site, of brick sealant, and a method statement detailing the method of sealing between the units, shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5 Prior to the commencement of works relating to the slip-proof finish to concrete flooring, a sample of the finish is to be shown on site, and details of which shall be submitted to, and approved in writing by the Local Planning Authority.

Reason: to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Date Decision Issued 6 March 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.

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