

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01135/LBC

CASE OFFICER

Rosalind Gralton

DETERMINATION DATE 12.12.2023 **EXT OF TIME** 22.03.2024

Address: Units 30 And 31 Spotland Bridge Mill, Spotland Road Rochdale, OL11 5BU

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

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY: RG

DATE: 06 March 2024

SITE

The application site is Spotland Bridge Mill located in the Spotland district of Rochdale around a kilometre north-west of the town centre. The building is a large former cotton mill now converted to industrial units, situated at the junction of the A580 Spotland Road with Bridgeford Road.

The site consists of 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 north-west corner of the latter.

Spotland Bridge Mill is a Grade II Listed Building and located within the Spotland Conservation Area.

The application relates to Units 30 and 31 of the East Mill which is located on the ground floor of the southern side of the East Mill. This unit is currently vacant and measures 291.39sqm. Previous uses have fallen within B1 (now E(g)), B2 and B8. The site is serviced by communal car parking / cycle parking and bin stores (approved under previous consent for the whole site).

The listing description for the building (ref: 335/6/10017) reads;

Cotton spinning mill, now industrial centre. c1833, early C20 extension. Built for the firm of Joseph Butterworth and Co. Ltd. EXTERIOR: original mill of five storeys and attic, thirteen bays. Red/brown brick, slate roof, gable copings. Square fireproof external stair attached to N end, privy tower and fire escape doors (same size as windows) with cast-iron railed platforms on W side. Blocking course and corner pilasters.

INTERIOR: Two rows of cast-iron columns, with flat bolting faces for line shafting, support massive timber cross-beams and joisted timber floors; roof structure of queen-strut trusses to attic storey lit by roof lights and gable windows. Lower engine house with paired narrow round-arched windows indicating housing for a double-beam engine at S end. Attached to this is the low contemporary boiler house, 2-storey storeroom to rear; tapering octagonal chimney close by. Later additions include a 2-storey office block with 4-pane sash to right of doorway and a sash window with margin lights above, added by the 1870s. 4-storey, 9 x 8 bay added mill to the east: Accrington brick, flat roof, segmental-arched 9-pane..windows. Structure of steel beams with cast iron columns and concrete floors with sprinkler tower. Powered by mains electricity. Access from the Edenfield Road is through a gateway with wide wrought-iron gates; the original cobbled road surface survives, as does the revetment wall of massive stone slabs on the west side. Also on the site, facing the road junction, is the mill owner/manager's house: coursed gritstone, stone surrounds to doors and windows, slate roof, no stacks. Two storeys, Two rooms deep, single-storey attached outbuilding at rear. Central recessed half-glazed door with overlight, flanking full-height canted bay windows. Doorway and tall stair window to left of centre, rear. Low retaining wall to forecourt.

HISTORY: the mill was built for spinning coarse counts of cotton twist. By 1888 it was powered 17,424 spindles, when the business was taken over by Chas. Whittaker Ltd. Listed as a good example of an early C19 non-fireproof mill, which, with its early C20 addition, shows a typical expansion of the business. (Gurr, Duncan, and Hunt: The Cotton Mills of Oldham: Oldham. 1989-)development pattern for an early site. The c1833 mill is an example of the increasing width (18m) of buildings as construction methods improved and larger machines became available during the middle years of the century. In this example the width is spanned by-timber beams for a non-fireproof construction which remained usual through the mid

C19. The roof structure and roof lights indicate the Use of powered machinery rather than storage on this floor. The double beam engine had 2 cylinders side-by-side working a single flywheel; in this mill one line shaft powered each of 2 rows of spinning throstles on the wide spinning floors, (Williams, 1992). (Williams, M and Farnie, DA: Cotton Mills in Greater Manchester: 1992-: 74,82,83,89).

PROPOSAL

The application seeks the change of use of Unit 30 and 31 to a 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.

Externally, the proposal involves alterations to the existing building; reinstating existing window openings with aluminium framed glazing to match the new windows on the west mill (Reference: 20/01454/LBC).

The proposal would remove an existing roller shutter door with new timber framed doors of a painted finish.

Internally, the basic layout of Unit 30 and 31 will be retained with minor subdivision to accommodate new functions with no alteration to the original crosswalls and the columns/floor structure.

There is a large communal car park and dedicated areas for communal cycle storage and bin storage.

The submitted application form refers to 6 full time members of staff.

Opening hours are proposed as 11:00–23:30 Monday to Saturday and 11:00–23:30 Sundays and Bank Holidays.

Commercial signage is noted on the submitted plans however, this will need separate advertisement consent.

RELEVANT PLANNING POLICY

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) September 2023
Chapter 16 – Conserving and Enhancing the Historic Environment

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS)

P2 Protecting and enhancing character, landscape and heritage

Unitary Development Plan (UDP)

G/BE/9 Conservation of the Built Heritage

Greater Manchester Combined Authority – Draft Places for Everyone

PfE is a joint Development Plan Document being prepared by nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford,

Tameside, Trafford and Wigan). It identifies the quantum of new housing and employment development, supports the delivery of key infrastructure, and protects environmental assets. The Inspectors' Report, received on 14 February 2024, marks the end the examination into the plan which included public hearing sessions which took place between 1 November 2022 and 5 July 2023. The report sets out the findings of the examination of the Places for Everyone Joint Development Plan Document (PfE). The Inspectors conclude that all legal requirements have been met and that with the recommended main modifications set out in the Appendix of their report, the Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

The next step is for all nine Places for Everyone Councils to consider the Inspectors' recommendations and adoption of the Plan. Consequently, the plan is at a very advanced stage and has been deemed to be legally sound and is therefore afforded significant weight in decision making.

RELEVANT SITE HISTORY

83/D15327 - Change Of Use From Dress Manufacturers To Retail \ Wholesale Warehouse. Refused.

91/D26495 - Change Of Use From Industrial Unit To Private Hire Booking Office. Approved 16/05/1991.

99/D36638 - Use Of Premises As A Martial Arts School (Retrospective). Approved 13/08/1999.

08/D51590 - Internal And External Alterations To Existing Listed Mill Buildings To Allow Mixed Use Development – Granted.

08/D51589 - Change Of Use And Refurbishment Of Existing Buildings Including New Storey To East Mill To Provide Mixed Use Scheme Comprising 84 Apartments, 1079 SQ M Of Commercial Floorspace (B1/B2) With Associated Car Parking And Landscaping – Approved.

11/D54883 - Application For A New Planning Permission To Replace An Extant Planning Permission (D51589) For Change Of Use And Refurbishment Of Existing Buildings Including New Storey To East Mill To Provide Mixed Use Scheme Comprising 84 Apartments, 1079 SQ M Of Commercial Floorspace (B1/B2) With Associated Car Parking And Landscaping – Approved.

11/D54884 - Change Of Use And Refurbishment Of Existing Buildings Including New Storey To East Mill To Provide Mixed Use Scheme Comprising 84 Apartments, 1079 SQ M Of Commercial Floorspace (B1/B2) With Associated Car Parking And Landscaping – Granted.

20/00548/LBC - Replacement of existing windows with PVCu windows – Withdrawn.

20/00602/FUL - Change of use to allow use of part of ground floor from business use (B8) to cafe (Class A3). Approved 14/07/2021.

20/01454/LBC - Replacement of existing windows with aluminium windows - Resubmission of 20/00548/LBC. Approved 18/03/2022.

22/00825/DOC - Submission of details to comply with condition 3 (materials) on planning permission 20/01454/LBC. Request completed 10/08/2022.

23/00229/FUL - 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. Approved

23/00230/LBC - 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. Approved

23/01134/FUL - 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. Pending decision.

CONSULTATION RESPONSES

Conservation And Design

The proposal is for the change of use of Spotland Bridge Mill, a Grade II listed Cotton Mill into a distillery/gin experience and tasting room, with a storage/light kitchen facility.

The proposal includes the instatement of new aluminium double glazed window units to the ground floor to match the existing framing pattern of the relatively recently approved glazing pattern to the rest of the mill. It includes the removal of an existing roller shuttered door with a timber door and surrounding glazing, the instatement of a free-standing bar, the instatement of partitions associated with the toilets to be instated.

Indicated on the existing plans indicates the instatement of new bricks to be instated as needed as well as locally sourced sandstone plinths within the glazing surrounding the proposed timber door to be instated at the entrance.

It is noted that some nominal details have been provided in association with the proposed window replacement indicating the overall build-up and cross-sectional detail. Product specifications of all windows to be instated are required for approval with the LPA prior to instatement.

It should also be mentioned that within the construction notes indicate the instatement of a "breathable" brick sealant as well as a non-slip coating on the concrete floor which is to be compatible with it. New services are also indicated to be run via trays and surface mounted. Gaps and holes are to be sealed for fire separation between units.

A few questions are to be raised with respect of some of these details. It is unlikely that the brick sealant to be applied to internal walls will be agreeable. It should, therefore, be established that this product is indeed breathable and what sort of finish it will result in; this can be established via condition. Likewise, the slip proof finish to be applied to the concrete floor should be specified and its finish should be denoted.

Details of the methods of sealing between units should be detailed. If the material of the wall is brick, brick should be used to seal the area between the units. All bricks to be instated will need to be agreed upon with the LPA prior to instatement. This information should ideally include photographic/product specifications of all replacement brick.

REPRESENTATIONS

The application has been publicised with site notices, press notices and neighbour notification letters. No letters of representation have been received.

ANALYSIS

The application site is a Grade II Listed Building and within the Spotland Conservation Area and the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 apply. This requires a local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

NPPF paragraph 206 states that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.

NPPF paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

In accordance with NPPF paragraph 202, where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Rochdale Core Strategy Policy P2 states that the borough's heritage will be protected through conserving, enhancing and promoting key heritage assets, which include conservation areas, listed buildings, and non-designated heritage assets.

GMCA's draft Places for Everyone Plan Policy JP-P2 seeks to encourage heritage place-making and states the desire to positively conserve, sustain and enhance the historic environment, heritage assets, and their settings.

Assessment of harm to the significance of the Listed Building

Spotland Bridge Mill is a Grade II listed building and is located within the Spotland Conservation Area. The western element of the present mill represents a more intensive era of industrialisation that began in the early 19th century. It was built around 1833 for cotton spinners Joseph Butterworth and Company and originally named *Spotland Bridge New Mill*. This building is five storeys and was extended by the 1870s. The mill, which then operated 17,424 spindles, was acquired in 1888 by Charles Whittaker Ltd. The four-storey eastern block represents a further expansion at the height of the Lancashire textile industry, and had been built by 1908.

The application seeks the change of use of Unit 30 and 31 to a proposed use as a distillery, bar and events space, hosting gin experience events (sui generis use).

Externally, the proposal involves re-instating of one existing partially boarded up window, and replacement of five windows, with new window openings with new aluminium framed double glazed units installed to match the existing framing pattern. Additionally the existing roller shutter door would be removed and a new timber entrance door is proposed.

Internally, the basic layout of Unit 30 and 31, will be retained with minor subdivision to accommodate new functions with no alteration to the original crosswalls and the columns/floor structure

The Council's Conservation Officer has reviewed the submitted plans raised no objections to the proposal on heritage grounds. The proposal seeks to positively conserve and utilise existing openings and reinstate historical materials, bringing the building back into a viable use. Some concerns are raised in respect of the brick sealant and its suitability for the building. A condition is secured to the decision notice requiring details and sample of brick sealant, and method of sealing between the units prior to commencement. Additionally, details regarding the slip proof finish to be applied to the concrete floor is also secured via condition.

The NPPF directs local planning authorities to give great weight to an asset's conservation. It is considered that the public benefits associated with the refurbishment and the repairs and bringing the vacant unit back into use would clearly outweigh the less than substantial harm identified to its significance.

Subject to conditions as detailed in the recommendation below, the proposal would comply with NPPF paragraph 202 and Core Strategy Policy P2.

The proposed works would help to preserve the building and its features of special architectural and historic interest. It would comply with the requirements of the Planning (Conservation Areas and Listed Buildings) Act 1990.

RECOMMENDATION

GRANT subject to the following conditions:

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.

Notes for Applicant:

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