

Planning Statement

Proposed Change of Use of existing Industrial Unit (B1) to a
Microbrewery (B2) at

New Mills Marina,
Hibbert Street,
New Mills,
SK22 3JJ



Applicant: Torrside Brewing Ltd.

Rev A: 18.03.15 Updated following client comments. Issued for Planning. JNBP

March 2015

1. Torrside Brewing

Torrside Brewing Ltd are a newly formed company who intend to produce high quality craft beers in cask, keg and bottle for sale to local pubs and off licences as well as direct to the public.

To achieve this they require premises in which the beers can be produced, stored and distributed.

2. New Mills Marina.

New Mills Marina is a privately run marina on the Peak Forest canal which provides moorings and facilities for canal barges. It is accessed from Hibbert Street, off Albion Road, a primary route through New Mills, and includes a number of buildings of varying uses. The marina is currently undergoing redevelopment.

Under Local Plan Policy E3 the marina is identified as a part of Newtown Primary Employment Zone. Policy E3 states that “ Planning Permission will be granted for employment developments within Primary Employment Zones, including proposals within use classes B1b, B1c, B2

3. Existing Industrial Building.

One of the buildings within the marina is a large industrial building located to the south of the main entrance This building is constructed of a concrete portal frame, clad in profiled, cement boarding with metal shuttering to the front façade. It's eastern end has office and ancillary accommodation on the ground floor with a self contained flat on the first floor.

The ground floor of this building offers an ideal environment for Torrside Brewing to carry out their business, with sufficient space and volume to accommodate the necessary equipment, in a good visible location within the built up area of New Mills and with easy access off Albion Road, a primary route through New Mills.

4. Use Class

The applicant has investigated the current allocated use class of this building. This is not immediately apparent as there are no planning or other records available that clearly define it. Given it's location, setting and history our assumption is that the current use class is B1c (Business Light industrial within a residential area)

A Microbrewery comes under B2 (General Industrial). Therefore a change of use planning approval is required to ensure that the proposed operations of the brewery are conducted lawfully.

5. Alterations to the existing building

The proposed alterations are described on drawings 117/ 210 A & 117/220 A. These are of a minor nature.

Internally the works involve the construction of separate enclosures for fermentation, warm and cold rooms. An area within the unit will be allocated as a brewing area. Near to the main entrance will be a brewery shop where produce will be sold directly to the public. The existing enclosed offices off the main space are to be retained and the toilets are being upgraded.

Externally there will be a new stainless steel flue to the rear of the unit as well as a mechanical extract at low level. To the front elevation a new escape door will be provided to the end bay.

6. Operation

The operation of the brewery is intended initially to be on a part time basis, but will develop to full time as the business grows. There will initially be 3 employees who are also the directors of the company.

Brewing uses natural materials through the whole process, the by products of which are not in anyway harmful. The discharge from the flue is vapour from the brewing process. Other waste products can be put to good use by farmers and in gardens and these will be passed on wherever possible.

The necessary arrangements for the discharge of effluent will be made with United Utilities.

Brewing will take place initially on a fortnightly basis and on these days steam will be vented from the flue for no more than 3 hours.

7. Noise

The brewing process does not generate noise of any significance and so will not cause any nuisance to the surrounding area.

8. Deliveries

The area immediately in front of the shutters is the allocated delivery area, where produce can be loaded or unloaded with minimal disruption to any surrounding activities. Deliveries will all be made during normal working hours.

Initially the products required for brewing will be delivered on a fortnightly basis. Produce will be distributed by a single van operating no more than 2 days a week

9. Premises Licence.

To enable the sale of alcohol directly to the public from the brewery, the applicants will be applying separately for a premises licence. This licence will cover the sale of produce on a day to day basis and will allow 12 “temporary events” per year. For

these the applicant intends to have open days where the public can come to sample the beer and understand the brewing process.

10. Travel

The location of the proposal means that it is easily accessible to visitors. On foot it is easily accessed from the town centre and conveniently located close to New Mills Newtown station and local bus routes. By car it is easily accessed from Albion Road, a primary route through New Mills.

The director employees all live locally, and intend to walk to work whenever possible. Three allocated car parking spaces are provided as part of the proposals and these are intended for the use of both visitors and employees. Further car parking is provided in the streets surrounding the marina and nearby in car parks such as at Newtown station.

The volume of traffic the proposals will generate will not be significant and will not cause any disruption to the normal traffic patterns of the locality.

11. Conclusions.

The proposal for Microbrewery at Newtown Marina will;

- bring an existing building back into use
- bring employment to this Primary Employment Zone
- generate economic activity in New Mills and the wider locality, and
- enable the production of sustainable produce, using locally sourced materials with low food miles.

Importantly it's operation will also not cause any harm to the amenity of the surrounding properties.

We therefore respectfully request the approval of this change of use application as it is fully in accord with the National Planning Policy Framework and local plan policies.

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