



DONKEYSTONE BREWING COMPANY LTD

NEW TAPROOM (DRINKING ESTABLISHMENT), RESTAURANT & ANCILLARY RETAIL SALES

UNITS A-D WELLINGTON INDUSTRIAL ESTATE, WELLINGTON ROAD, GREENFIELD

PRE-APPLICATION CONSULTATION

Dear Neighbour

Donkeystone Brewing Company is an award winning local microbrewery and micro distillery which provides employment to a number of local staff and supports a number of other small businesses.

Donkeystone are relocating their existing business from Boarshurst Business Park to an existing industrial unit situated behind Tesco on Wellington Road. The location of the unit is identified in red in the image below



The unit already has planning permission for industrial purposes which can lawfully operate 24/7. Donkeystone is proposing to retain the existing industrial use of the ground floor of the unit and utilise this space for a microbrewery and micro distillery. They will also provide visitors with tours of the brewery operations.

The focus of this consultation is the mezzanine level of the unit where Donkeystone is looking to open a brand new tap room (drinking establishment) where people can enjoy drinks brewed on site, eat food prepared on the premises and purchase fresh artisan baked goods made in the unit for consumption off the premises.

There are no restrictions on the hours of use of associated with the existing industrial use of the building and therefore the brewery and distillery can operate 24 hours a day 7 days a week. It is however anticipated that the main hours of operation for the brewery (including deliveries) will typically be 9am to 5pm on Mondays to Fridays and potentially between 9am and 1pm on Saturdays.

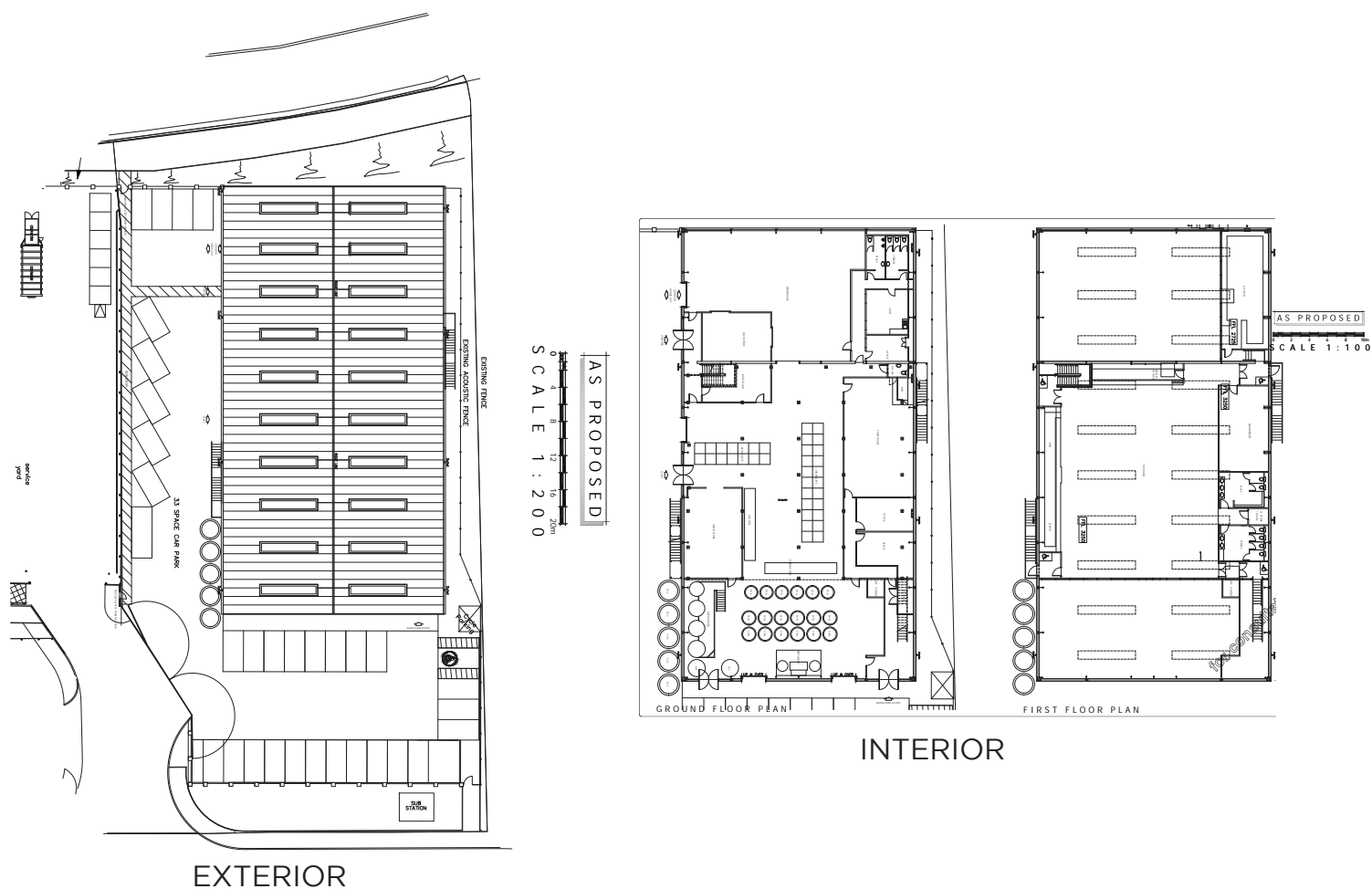
It is proposed that the tap room, restaurant and artisan bakery will be open between midday and 11pm on Sundays to Thursdays and 12pm to 1am on Fridays and Saturdays. Customer access to the taproom will be via a door on the south west elevation of the building, facing the Tesco service yard and away from any nearby homes.

Investigative work has been undertaken to inform the planning application, with particular attention given to noise and highways matters to ensure the proposals do not have an unacceptable impact on neighbouring properties and businesses.

This leaflet provides neighbours the first opportunity to comment directly to the Applicant on their proposals prior to the submission of a formal planning application to Oldham Metropolitan Borough Council.

The Council will carry out their own public consultation exercise when the application is formally submitted. Comments provided in response to this informative leaflet will not prejudice the ability to make representations directly to the Council in due course.

The images below show how the site may look from the outside with new car and cycle parking spaces and safe pedestrian accesses into the building, along with the proposed new internal layout of the existing industrial unit.



Donkeystone is keen to be a good neighbour and hopes the local community will embrace the new Taproom venture at Wellington Road.

A full version of the drawings along with a 'Frequently Asked Questions' information sheet can be found at the following website:

www.houriganconnolly.com/donkeystone

Anyone who wishes to make representations regarding this proposed development should write to us by 16th April 2021 at:

feedback@houriganconnolly.com or comments can be left on the website.

Alternatively postal representations should be sent to: