

Donkeystone - Unit A-D Wellington Industrial Estate, Wellington Road, Greenfield

## Frequently Asked Questions – Public Consultation

This document is intended to provide answers to questions you may have around our consultation and provide information on how you can get involved.

### 1. What is the purpose of this consultation?

Hourigan Connolly (Chartered Town Planners) have been instructed by Donkeystone Brewing Company Ltd to notify neighbouring homes and businesses, and other interested parties that a planning application is currently being prepared for the change of use of the mezzanine level of an existing industrial unit behind Tesco in Greenfield, Oldham.

The existing industrial unit on Wellington Road already has planning permission for industrial use and Donkeystone is therefore already able to operate the brewery and distillery operations without the need for planning permission.

Planning permission is however required for the other proposed uses which include a taproom and bar (drinking establishment), restaurant, kitchen and a bakery on the mezzanine level.

Feedback received will inform the final details of the planning application and gives us an opportunity to explain the proposals before the submission of the formal planning application to Oldham Metropolitan Borough Council.

### 2. Why aren't you holding public events and how can I speak to the project team?

Due to the COVID-19 pandemic, we will not be holding face-to-face public consultation events to reduce the risk of spreading the virus. We are instead providing alternative ways for people to get in touch with us and make an informed response to the consultation.

### 3. When will you be submitting the planning application?

We plan to submit the planning application to the Council following the consultation period and once we have had a chance to consider all comments received.

We expect to submit the planning application by the end of April 2021.

### 4. When will Donkeystone be operating from the unit?

Donkeystone has already begun to fit out the ground floor of the industrial unit with its specialised brewery and distillery equipment with a view to completing their relocation from the existing premises in Boarshurst Business Park by early summer 2021.

Subject to the receipt of full planning permission Donkeystone hopes to start operating the taproom and kitchen over the summer 2021.

### 5. What new uses are proposed?

Taproom associated with the brewery with bar, restaurant, kitchen and artisan bakery at mezzanine level.

Music will be played in the tap room at modest background levels, with the opportunity for occasional live music events with noise being kept to a minimum.

A Noise Impact Assessment and Transport Statement will be submitted with the planning application.

## 6. What will be the operating hours?

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.

## 7. How will pedestrians access the site?

Given the nature of the proposed use, it is anticipated that the majority of visitors to Donkeystone will walk and therefore a safe pedestrian access will be marked out in the space around the building.

We propose to form a new pedestrian access through the existing fence between the site and the Tesco service yard. This will enable those visiting the premises from the ginnel alongside Tesco and from Wellington Road to access the site safely with a pedestrian walkway being segregated from parked vehicles.

We are also proposing to form a new pedestrian access to the riverside walkway to the north of the site. This will enable those visiting the premises from the north to do so via a car free route.

## 8. Where will people park?

For those who do wish to travel by car a new car parking arrangement is proposed to provide 33 spaces including a disabled space, and space for bicycles.

## 9. What about safety and security?

The whole site will be covered by CCTV.

We propose to employ door staff when the taproom is in operation during the evenings and will ensure all patrons leave in an orderly manner that respects our neighbours.

## 10. How can I get involved?

There are a number of ways to comment on the draft proposals:

**By email:** [feedback@houriganconnolly.com](mailto:feedback@houriganconnolly.com) using "Donkeystone" as the email subject line.

**On our website:** [www.houriganconnolly.com/donkeystone](http://www.houriganconnolly.com/donkeystone)

**By Post:** Donkeystone consultation, c/o Hourigan Connolly, WeWork, 1 St Peters Square, Manchester, M2 3DE

**Consultation Period:** Until 16 April 2021.

**Please note:** Comments received may be made public in details to be submitted with the planning application. All personal data will be redacted.