

Design and Access Statement

Location:

Red Hall
Manchester Road
Ramsbottom
Bury

Background:

The above property is a well-established, successful restaurant and hotel. The Hotel is a well known Wedding Venue, situated on the main A56 Manchester Road, Ramsbottom and adjacent to junction 1 of the M66 motorway link.

The Hotel consists of a restaurant, function rooms, meeting rooms and has excellent overnight accommodation in its 37 bedrooms. The hotel is within the green belt area of the borough, and has a large car park area with direct access on to Manchester Road.

The Hotel changed ownership in 2019, and the new owners continued to expand and improve the Wedding side of the business for which the Red Hall Hotel is well known.

Covid 19 pandemic outbreak in 2020, forced the hotel to close down.

Special Circumstances

A special circumstances Planning Application was submitted to extend the carpark for staff on the same piece of land as this new application. The special circumstances application (Application no 61190) was approved on the 15/05/2017, however due to the change in ownership of the hotel and the Covid-19 forced closedown, this application regrettably ran out of three year time limit.

The pandemic and subsequent long close down has had a devastating effect on the Wedding side of the business, all bookings had to be cancelled or postponed to a later date.

Since the Hotel re-opened only small weddings were allowed due to separation distances and the following of government guide lines. Recently, however, a number of people are asking for the weddings to be conducted outdoors, this would allow guests that are still not happy meeting indoors to attend the wedding ceremony.

In order to provide an outdoor safer wedding venue for a larger wedding the hotel requires a wedding garden in which to conduct

the ceremony and allow for larger wedding functions to take place in the open air.

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Due to the Covid Pandemic, the working environment has had to change in many ways, so that the hotel can operate in the future. A safer environment in some areas will need to be provided to satisfy both the general public and the working environment.

The Red Hall Hotel now are of the opinion that the construction and formation of a wedding garden is paramount to returning back into the new normal in respect of the wedding side of the business and allowing the staff back into regular work at the hotel.

In our opinion this application would meet the requirements of very special circumstances in the green belt to allow the construction of a wedding garden in place of the extended car park that was approved on the same area of land.

Application Detail: Application relates to a planning application for consent to construct a wedding garden on land adjacent to the carpark.

Use: To allow the Hotel to construct outdoor Weddings Services, in a safe environment with adequate separation distance to control the spread of the Covid -19 virus.

Amount of Development: The proposal is to provide an area at the rear of the existing car park to accommodate a new wedding garden, including the construction of a Pergola and storage hut.

Layout: The existing property comprises of a two-storey bedroom block with a restaurant, function rooms, meeting room and on-site parking.

Landscaping: The existing hotel complex has a landscaped area, in line with the original planning approval of July 2008.

A further additional landscaping plan is attached to the application Ref: DWG/01

Appearance: The proposed garden area is to be formed with grass areas, stone flag areas and planting, clean stone

chippings, rolled and compacted to provide pathways. Tree planting density and species to be agreed with the Local Authority.

Access:

Access will remain in the existing position from Manchester Road.

Scale:

The proposed development is a very small area and will blend in with the existing landscaping.