

**Former Collingwood Hotel
Furlong Road, Rotherham, S63 8JA
Sequential Assessment**

October 2019

Introduction

This Sequential Assessment has been prepared in order to support the planning application for a 'Change of Use from former Public House to 3NR Retail Units & 6nr one bedroom flats & 1nr studio flat'. Since the initial submission of the application, with guidance from the council in accordance with their policies, and also consideration from the applicant, the application has now been revised to 'Change of use from former Public House to Café / Diner & 4nr two bedroom flats'.

During the process for determining this planning application, a Sequential Assessment was requested, therefore this document has been produced to justify the change of use.

Proposal

The type of business proposed to replace the former Public House would be one that would benefit the local community as a hub to meet and spend time with those important to them. Previously the public house was providing this facility, but due to its closure, the local community has now lost this. The closure of another public house 'The Angel' on Angel Street which is located less than 200 metres from the proposed site has also caused detriment to the local community due to its derelict state, inviting vandals and creating other anti-social issues.

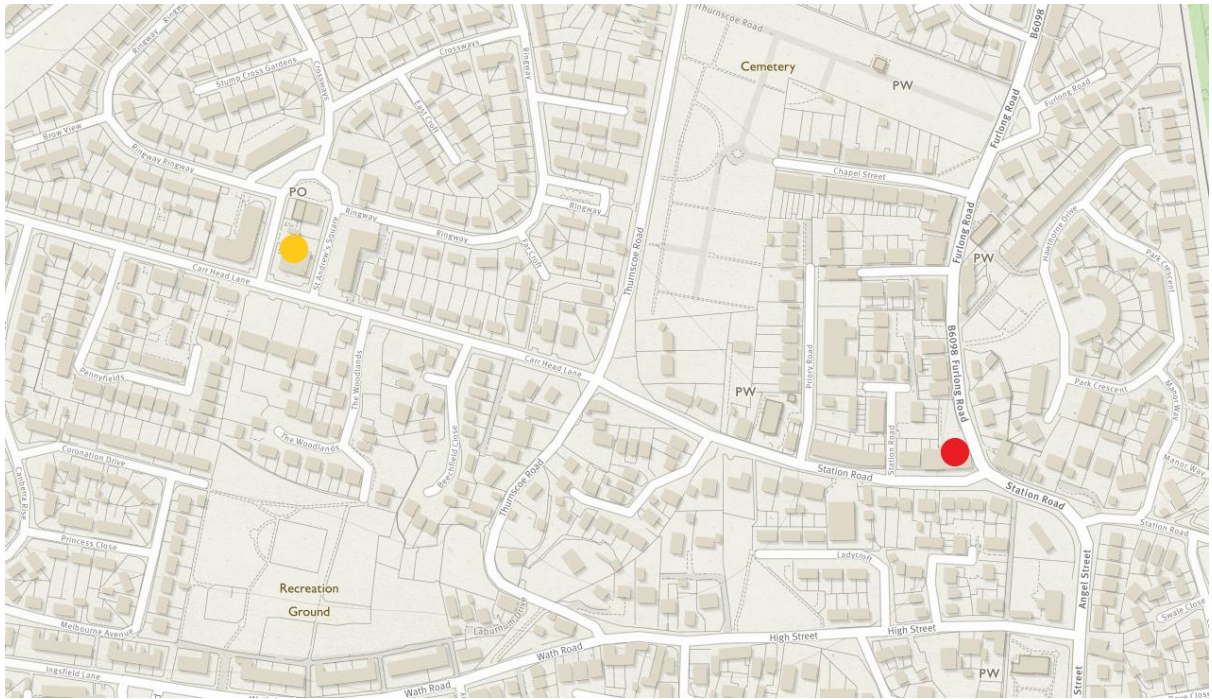
The type of business would offer a diner style facility serving food such as burgers, fries, milkshakes, coffee, tea, cakes and desserts. The proposal would have seating to allow members of the local community to come and enjoy the experience of meeting friends over coffee or food. The proposal as with most food outlets, would be offering a delivery service, however this would not be anticipated to be the primary service, rather a complimentary one.

Assessment

This assessment has been carried out taking into account the nearest local centre from the proposed site. This would be Bolton upon Dearne local centre located on St Andrews Square which lies 500 metres west of the site. There are no available properties to let in this local centre. There is only one 'for sale' board above Cadman Carpets, which relates to the flat above.

Conclusion

Due to the above, it is considered the proposed location to be suitable for the proposal.



- Proposed site
- Bolton upon Dearne local centre

