

**Report to:** Planning Committee  
Cabinet

**Date:** 20 May 2008  
29 May 2008

**Subject:** Wilding Street

**Report of:** Director of Environmental Services

**Contact officer:** Ian Rowan / Steve Burns 01942 404285 / 01942 828986

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**Purpose / summary:** To advise Members that a revised layout has been prepared for this site and to request their approval.

**Alternative options considered and reason for selecting the one recommended:** The development brief approved by Cabinet on 20 September 2007 proposed to use the site for employment, residential and community purposes. However, the funding that was proposed for the community facilities has not been utilised by the community group, and as such these facilities will not be able to be provided through the Regeneration Fund due to the funding timescales involved. In order to provide the potential for community facilities on site in the future, the development area has been reduced to accommodate employment use, and the remainder of the site is to be retained by the Council for a potential new school to replace Britannia Bridge Primary School and Ince St Mary's C of E Primary School. No residential elements will now be included as part of this development. The new school may be able to provide community facilities as part of the development. If the development brief previously approved by Cabinet on 20 September 2007 is progressed then it is unlikely there will be a site available within the area for a new school, and therefore it is unlikely that any community facilities will be provided within this area.

**Recommendation / decision:** Cabinet is recommended to approve the Development Brief and instruct the Head of Property Division to continue marketing the site.

**Key Decision:**

This report involves a key decision within ground(s) 6.

The decision made as a result of this report will be published within **48 hours** and cannot be actioned until **seven working days** have elapsed, i.e. before 9 June 2008

This item is included in the Forward Plan.

**Risks / Implications:**

Financial:

The retention of part of the site for school purposes may provide a capital receipt for the Council upon disposal of the 2 existing school sites.

Staffing:

Within existing resources.

Policy:

Within existing resources.

Equal Opportunities – Has a Diversity Impact Assessment been conducted?

No

Wards affected:

Ince

**Property Implications – Does the proposal involve a reduction, addition or change to the Council’s asset base or its occupation?**

Yes

**If yes, have the property implications been agreed with the Corporate Property Officer?**

Yes

**Does this proposal have significant implications for the Council and the local population?**

A diversity impact assessment is not necessary at this stage, however, equality and diversity implications have been considered when producing this report.

**Does this proposal involve a new policy or procedure or significant changes to an existing policy or procedure?**

A diversity impact assessment is not necessary at this stage, however, equality and diversity implications have been considered when producing this report.

Has the Service Director - Borough Solicitor confirmed that the recommendations within this report are lawful and comply with the Council’s Constitution? **Yes**

Has the Executive Director Business Support Services confirmed that any expenditure referred to within this report is consistent with the Council’s budget? **Yes**

Are any of the recommendations within this report contrary to the Policy Framework of the Council? **No**

**For Cabinet reports only :**

Categorisation of the report:	<b>x</b>
Discussion leading to a decision	
Monitoring	

Discussion	
Decision	<b>x</b>

**Tracking/Process:**

Planning	Consultation	Ward Members	Partners
20/05/08 11/09/07 08/11/05			
Panel	Overview & Scrutiny	Cabinet	Council
		29/05/08 20/09/07 17/11/05	

**Background papers:**

Document	Date	File Reference	Place of Inspection
Report to Planning Committee	08/11/05	Minute 54	Town Hall, Library Street, Wigan
Report to Cabinet	17/11/05	Minute 276	Town Hall, Library Street, Wigan
Report to Planning Committee	11/09/07	Minute 34	Town Hall, Library Street, Wigan
Report to Cabinet	20/09/07	Minute 157	Town Hall, Library Street, Wigan

Proper Officer Martin KimberDate 28 April 2008

## **1.0 Background:**

- 1.1 A development brief to use a portion of the site for employment purposes was approved by Cabinet on 20 September 2007.
- 1.2 This development brief will be used by the Council as a guide for considering the acceptability of any development proposals.

## **2.0 Proposals:**

- 2.1 The latest development brief for the Wilding Street site is attached (appendix 1) for Members to consider. The purpose of the brief is to provide a document that sets out guidelines and requirements for developing the site. The brief supports all associated Replacement Unitary Development Plan policies (adopted April 2006) and specifies in detail what is expected in terms of design and planning obligations.
- 2.2 The brief identifies the area of land that is proposed to be developed for employment purposes. The remaining part of the site is to be retained by the Council for potential school relocation.
- 2.3 The changes to the brief are as follows;
  - Paragraph 2.2 – the site boundary has changed – see plan 2;
  - Reference to residential and community facilities have been removed from the brief.

## **3.0 Alternative options considered and reason for the recommended option:**

- 3.1 The development brief approved by Cabinet on 20 September 2007 proposed to use the site for employment, residential and community purposes. However, the funding that was proposed for the community facilities has not been utilised by the community group, and as such these facilities will not be able to be provided through the Regeneration Fund due to the funding timescales involved.
- 3.2 In order to provide the potential for community facilities on site in the future, the development area has been reduced to accommodate employment use, and the remainder of the site is to be retained by the Council for a potential new school to replace Britannia Bridge Primary School and Ince St Mary's C of E Primary School. No residential elements will now be included as part of this development. The new school may be able to provide community facilities as part of the development. If the development brief previously approved by Cabinet on 20 September 2007 is progressed then it is unlikely there will be a site available within the area for a new school, and therefore it is unlikely that any community facilities will be provided within this area, (see plan 2).

#### **4.0 Conclusions:**

4.1 The development brief will provide clear planning guidance to developers to help them meet UDP policy requirements and improve design quality for applicants.

4.2 Cabinet is recommended to approve the Development Brief and instruct the Head of Property Division to continue marketing the site.

Martin Kimber  
Director of Environmental Services  
RP/ER/IR/SB/LC/33.0P  
28 April 2008

**Wigan Council  
Environmental Services Department**

**Wilding Street, Ince Development Brief**

## **1.0 Introduction**

- 1.1 The Council has resolved to dispose of the above site, which is surplus to requirements, for the purpose of employment development.
- 1.2 The Council will use the following document as a guide in considering the acceptability of any development proposals.
- 1.3 This document should be fully considered by prospective developers, together with the relevant Unitary Development Plan policies and the relevant adopted Supplementary Planning Documents (SPD) before any proposals are formulated.
- 1.4 For clarification of any planning issues, please contact Ian Rowan on 01942 404285 or Richard Taylor on 01942 488045 in the Environmental Services Department, Civic Buildings, New Market Street, Wigan, WN1 1RP. For clarification of any issues concerning Economic Regeneration, please contact Steve Burns on 01942 828986 in the Environmental Services Department, Gateway House 4, Standishgate, Wigan, WN1 1AE.

## **2.0 Location and Site Description**

- 2.1 The site is located approximately 1.1 miles, (1.7km), to the south east of Wigan town centre, within the community of Ince in Makerfield. Housing to the north, open space to the east, former railway embankment to the south and main road to the west form the boundaries of the site in the main. The site is also bounded by a community health facility.
- 2.2 The site comprises of approximately 2.92 Ha, (7.22 acres), of vacant land, which is unallocated in the UDP, but has been subject to land reclamation. Some contamination is present on the site. (See Section 9).
- 2.3 The land to the south of the railway embankment immediately adjacent to the site is subject to a proposal for the construction of a major highway. The highway, previously known as the A5225 Wigan and Hindley Bypass, is included in the Greater Manchester Local Transport Plan 2 major schemes as a 'potential future scheme', but is not explicitly included in the Council's Unitary Development Plan. Policy A1U in the Unitary Development Plan is concerned with improving access to support sustainable communities throughout the borough and securing where necessary new infrastructure to do this. It is therefore anticipated that any new proposal will come forward as part of this policy.
- 2.4 It is anticipated that any new highway provision would provide a junction on Warrington Road, A573. Implementation of these proposals is dependent on the successful completion of all statutory procedures and securing the necessary funding.

### **3.0 Design Requirements**

- 3.1 The employment development, (B1 usage) must provide at least 8000m2 of floor space.
- 3.2 The development must provide good visual interest. In accordance with the recent amendments to the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 the successful tenderer will be required to provide Design and Access Statements. This Statement will explain how the scheme has been designed to achieve a high quality development appropriate to the character of the area, and how issues such as disabled access have been addressed in the proposal. A document, 'An Introduction to Design and Access Statements' has been prepared by the Council and the proforma in that document should be followed.
- 3.3 The development should be designed with regard to crime prevention and should incorporate defensible spaces and good natural surveillance.
- 3.4 Security of individual premises and safe footpath routes will be required. For further information and advice, prospective developers are strongly advised to contact Lisa Mogan, Crime Reduction Advisor, Leigh Police Station, Chapel Street, Leigh, WN7 2PS, telephone 0161 856 7262 prior to formulating any schemes. The Council may consult the Community Safety Officer on proposed layouts at the certification stage. Greater Manchester Police also operate the 'Secured by Design' award which can be of great benefit to developers in the subsequent marketing of their properties.

### **4.0 General Design Principles**

- 4.1 The following documents and policies should be fully considered before preparing any proposals:
  - Access For All, (SPD);
  - Development and Protected Species, (SPD);
  - Travel Plans, (SPD);
  - Development and Air Quality, (Draft SPD);
  - Policy EV3A of the Replacement UDP – Design of New Development;
  - Policy EM1C – Employment development outside of primary Employment Areas;
  - Policy EM1D – Offices.
- 4.2 Employment units should be predominantly single / 2 storey, and must not exceed 3 storeys, although 4 storey offices may be acceptable on some parts of the site, dependant upon interface distances being achieved.
- 4.3 Impact upon nearby existing residential properties must be minimised by sensitive landscaping where required. The height and scale of these buildings must respect the neighbouring residential dwellings, whilst the design must utilise high quality materials, and should reflect the contemporary appearance of the adjacent Health Centre, Claire House.
- 4.4 Buildings should be of high quality, contemporary design, appropriate for the use and context.

- 4.5 Buildings should be carefully planned to ensure that the internal layout allows windows and entrances to overlook car parking areas and pedestrian routes.
- 4.6 The impact of new buildings on neighbouring properties in terms of their effect on sunlight and on daylight should be minimised.

## **5.0 Transport Requirements**

### **5.1 Pedestrians and Cyclists**

- 5.2 Footpaths should be as short as possible, direct, open to view and overlooked by the development. A path exists close to the eastern boundary of the site, as shown on plan no. 5, which is likely to be upgraded by the Council.

Adequate covered secure cycle storage provision must be provided for each employment unit, and where possible should be located adjacent to entrances to the building and have good natural surveillance.

### **5.3 Vehicles**

- 5.4 The Highway Engineering Section require access to be taken from the existing Phoenix Way, which will require extending into the development site.
- 5.5 The Council is particularly keen to encourage innovative traffic calming measures in all new developments. The appropriate means of achieving these aims will be dependant on individual circumstances but the use of rumble strips, speed tables and raised junction plateaux features may be required as appropriate.
- 5.6 Developers should consult the Director of Environmental Services for detailed requirements for the design of any highway structure or the use of an existing one affected by the scheme, and which is necessary for the support of a proposed or existing highway or footpath. All requirements need to conform to current Highway Authority Standards in terms of road widths, footpath widths, junction radii, junction spacing and visibility. A highway structure may consist of a bridge, footbridge, retaining wall or culvert.
- 5.7 All highways will be required to be brought upto an adoptable standard and offered to the Council for adoption within 2 years of the development being completed. For further information in respect of highway requirements developers should consult with Rob Owen in Environmental Services, Civic Buildings, New Market Street, Wigan WN1 1RP, Tel 01942 404311.

## **6.0 Landscaping/Public Open Space**

- 6.1 Within the development, any hard or soft landscaped surfaces must be retained by the developer and maintained as part of a long-term management plan, details of which will be required to be submitted as part of any planning application.
- 6.2 There are some areas of significant tree cover on this site, mainly along the former rail line and embankment, but some other areas of significant regeneration have established on other parts of the site. A full tree survey of any affected areas will be required and no trees must be removed without permission from the Council. Replanting proposals must also be agreed with

the Council prior to any removal of trees. Any landscape scheme should include planting various local native species to form woodland corridors providing appropriate screening to neighbouring properties. All species should be native and the design proportional in size to the area to be landscaped. Any trees to be retained should follow the Council's 'Supplementary Planning Guidance for Trees on Development Sites'.

- 6.3 Any landscaping should be to the satisfaction of the Council and should be designed in such a way as not to present a major maintenance liability. The Council will not be adopting any landscaping and the developer will be required to establish a management regime to ensure the proper and effective management of any landscaping. Any small incidental areas of landscaping or open space generally should be avoided or placed within private curtilage. All species should be native and the design proportional in size to the area to be landscaped. Any trees to be retained should follow the Council's 'Supplementary Planning Guidance for Trees on Development Sites'.
- 6.4 The site has extensive areas of Phalaris grass beds, areas of alder and silver birch woodland, rough grassland and areas of bramble. During the bird breeding season – mid March to August inclusive – no vegetation should be removed as all birds their nests, eggs and young are protected under the Wildlife and Countryside Act 1981 and subsequent amendments.
- 6.5 Several stands of the invasive non- native plant Japanese Knotweed have been identified on the site. These areas should be controlled to avoid spreading the plant around the site, (it is an offence to cause the spread of this species under the Wildlife and Countryside Act 1981). Wigan Council have procured to the services of Thurlow Countryside Management Ltd (TCM) to eradicate were possible the presence of Japanese Knotweed within the boundary of the development site. A first programme of works was undertaken during the summer 2006. There is currently a second programme of works on-going to deal with further growth on site. Part of the service provided by TCM is to provide a 5 year guarantee from the date of the works on the treatment provided. Wigan Council has endeavoured to eradicate this invasive species in preparation for development of this site. Any further/new growth on site will become responsibility of the developer, although the guarantee provided by TCM will transfer to the successful developer. A licence to carry out chemical control near to water bodies may be needed from the Environment Agency.
- 6.6 The presence of waterbodies on the site means that treatment of the Japanese Knotweed will need to be undertaken very carefully. The Environment Agency can advise regarding control methods, contact Dawn Hewitt, Environment Agency, 430 Birchwood Boulevard, Birchwood, Warrington, Cheshire, WA3 7WD, Tel 01925 543360.
- 6.7 Surveys carried out in relation to other schemes have included waterbodies within the vicinity of this site. There are 2 waterbodies, (see plan 3), where Great Crested Newts a European Protected Species have been recorded. Any development that will impact upon this species will need to include mitigation proposals to ensure the protection of this species. This includes the terrestrial habitat up to 500m from the pond as well as the ponds themselves. Any proposals will likely need a licence from Natural England to carry out work on site. There is also a record of water vole, another protected species being found 200m from the site. The possible presence of water vole on the site will need to be taken into account in any development proposals.

- 6.8 The whole site should have an ecological survey prior to commencement of any works. Survey work should include a vegetation and habitat assessment of the site, and a water vole survey of the ditches and aquatic habitat. All surveys should be carried out by qualified ecologists and at an appropriate time of year. The results of the surveys must be submitted for consultation with a planning application.
- 6.9 Any aquatic habitat on the site should be retained in situ wherever possible together with a marginal strip of land as a buffer between the aquatic habitat and the development. There is also an aquatic habitat to the east of the site, which will also require a buffer. If any aquatic habitat has to be lost as part of the development, suitable like alternative habitat must be provided, details of which must be approved by the Council's Ecologist, for further details contact Roz Park on 01942 404232.
- 6.10 Any security fences for the employment units must be Bekaert Nylofor® 3D, to match the existing fencing on the adjacent site.

## **7.0 Drainage**

### **7.1 General**

### **7.2 Public Sewers**

- (a) There is a 1100mm diameter public combined sewer which crosses the site from east to west. No buildings will be allowed to be constructed over this public sewer and United Utilities will require an easement either side of the public sewer line. United Utilities must be contacted for their requirements on what easement they will require.
- (b) Alternatively, if there are any proposals to divert the public sewer, then United Utilities must be contacted for approval of any diversionary works.
- (c) For permission to make a connection to the public sewer system contact United Utilities, Service Delivery, P.O. Box 789, Warrington, WA5 3WQ.

7.3 Known Existing Surface Water Ditches/Culverts - Existing ditches / culverts must be retained and allowed for within the newly developed site. Any proposals to divert the culvert / ditches or culvert the ditches must, under the Land Drainage Act 1991, have the prior consent of the Environment Agency and the Local Authority.

7.4 Levels - Site levels, relative to public sewer invert levels, ditch bed levels and culvert invert levels must be verified on site prior to design of any drainage systems to ensure that adequate falls exist.

7.5 Drainage Design - The site must be drained on a separate system.

7.6 Discharge of Foul Water Flows - The foul water from the development must be discharged to the 1100mm diameter combined public sewer which traverses the site.

7.7 Discharge of Surface Water Flows

- (a) The surface water run-off from the proposed site must be limited by providing a surface water regulation system. Surface water attenuation should be carried out in accordance with the latest Sustainable Urban Drainage Systems in the C.I.R.I.A. Publication C522 design manual, the Interim Code of Practice for SUDS July 2004 and C609.
- (b) The discharge of surface water flows will need to be limited, the maximum rate of discharge to be the 1 in 1 greenfield runoff with storage provided for a 1 in 100 year design storm plus a 20% increase in storage volume.
- (c) The outfall point for surface water run off from the site is either to the ditch or culvert crossing the site.

7.8 Developers are advised to consult the Drainage Sector at Civic Buildings, New Market Street, Wigan WN1 1RP, contact Jon Worthington Tel: 01942 705232.

## **8.0 Other Services**

- 8.1 All services such as electricity, gas and British Telecom must be placed underground. Provision should also be made for Cable Broadband during construction so as to avoid subsequent disturbance to newly laid highways. Developers must consult with Virgin Media who are the appointed franchisee for this part of Wigan. Contact Alan McLeod, Planning Engineer on 0131 4782060.
- 8.2 Developers are advised to make their own enquiries prior to submitting a tender and it is their responsibility to consult the relevant statutory undertakers for more detailed information.

## **9.0 Environmental Protection**

- 9.1 A detailed noise assessment should be carried out prior to any planning application being submitted. The assessment should consider the nature and extent of the noise generated by the proposed development and the existing noise climate of the site. The assessment should identify proposed noise limits and any mitigation measures to control noise to agreed limits. For further information contact Brian Rimmer, Environmental Protection, Tel: 01942 827491.
- 9.2 Prior to submission of a planning application, potential developers will be required to provide details of any impact upon surrounding properties from fumes, odours, and dust from industrial uses. Developers will also be required to carry out a detailed air quality assessment prior to submission of a planning application. The assessment should include the following;
  - An assessment of existing air quality;
  - Details of all emissions to air as a result of the development;
  - An overall assessment of the impact;
  - Mitigation measures.

For further information contact Paul Cartmell, Environmental Protection, Tel 01942 827075.

- 9.3 The north – west section of the site is shown in British Geological Survey Technical Report WN/95/3 as made-ground, waste materials deposited onto

the natural ground surface. A number of former ponds exist within the site, and a number of boreholes on and adjacent the site record between 2 – 10m of made – ground. For further information contact Chris Ball, Environmental Protection, Tel: 01942 827131.

- 9.4 British Geological Survey Technical Report WN/95/3 shows an area of back-filled landfill, waste materials deposited into an excavation in the natural ground surface, principally back-filled opencast coal sites, quarries and railway cuttings has been identified along the eastern boundary of the site. An area of engineering fill has been identified along the southern boundary of the site.
- 9.5 There is evidence to suggest previous contaminative uses on the site. A scrap yard has been located adjacent to the site, and former railway sidings / depot have been identified within the south – east section of the site. Former railway lines form the southern and eastern boundaries of the site. A large area of previously contaminative land use has been identified approximately 50 – 100m to the east of the site, associated with foundries/iron/steel works.
- 9.6 Developers should be aware that Wigan Council has undertaken an initial investigation/site Investigation on the site. The investigations highlighted elevated contaminant and ground gas concentrations at the site.
- 9.7 The selected developer must use these existing ground investigations for guidance only and the developer will/may need to carry out their own investigations relevant to the final intended development plans submitted. Copies of these reports are available on request.
- 9.8 In accordance with part of the Environmental Protection Act 1990, Local Authorities have a statutory duty to implement an inspection strategy and to keep a register with regards to what is held by the Council's Environmental Protection Section at Unity House, Westwood Park, Wigan. Determinations of Contaminated Land have been in Wigan, the records of which are available on the register.
- 9.9 Part of the site in question is currently within a Council Contaminated Land Study Area. For further information contact Chris Ball, Environmental Protection, Tel 01942 827131.
- 9.10 No development shall be started until an investigation and assessment of the nature of any contamination of the site has been submitted and approved by the Local Authority. The assessment shall identify any remedial measures required to deal with any hazards identified and such measures shall be implemented before occupation of any of the buildings hereby permitted.
- 9.11 With regard to pollution prevention measures, The Environment Agency require the following areas addressed;
  - During the construction phase, site preparation can cause pollution. Rainwater washing off soil heaps and land stripped of topsoil carries large quantities of silt. This contaminated rainwater must not be allowed to find its way into a surface water drain or directly into a stream. Such water must be collected and either allowed to soak away on a suitable piece of land or treated to a sufficient standard for discharge to stream.

- Any fuel tanks or drums of hazardous materials must be stored in an area that does not drain into the surface water system. Many pollution incidents occur when activities or processes are carried out on yard areas that drain to the surface water system. Although some processes, eg waste compaction, may be thought of as dry, rainfall ensures that contamination of the local stream, via the surface water drains occurs. It is essential therefore that all activities proposed on the site be considered and their pollution potential evaluated. Some pollution incidents occur when drains from individual units are connected to the wrong drainage system in the road. It is essential that these connections are properly made and that only clean rainwater is discharged to surface water drains.

9.12 The Public Register shows the presence of six permitted Installations within a 1 km radius of the site;

- ACK Material Handling, Dobson Park Industrial Estate, Manchester Road Higher Ince are permitted to use a coating process;
- Rollins Bulldog Tools Ltd, Clarington Forge, Darlington Street East, Wigan, are permitted to operate a coating process;
- 1<sup>st</sup> Basemix Ltd, Unit 1, Constantia Street, Spring View, Wigan are permitted to operate a batching process;
- Cancrete Ltd, Cemetery Rod, Lower Ince are permitted to operate a cement batching process;
- I J Webbs Ltd, are permitted to operate a mobile process Wigan Crematorium, Wigan Cemetery Road, Lower Ince Wigan are permitted to operate a cremation of human remains process.

## **10 Mining and Gas**

10.1 The Coal Authority have stated that the site is within the likely zone of influence on the surface from workings in 6 seams of coal at 70m to 760 m depth, the last date of working being 1936. Ground movement from this past coal workings should now have ceased.

10.2 The site is not within a geographical area for which a licence to extract coal by underground methods is awaiting determination by the Coal Authority, nor is it within a geographical area for which a licence to extract coal by underground methods has been granted. The site is not within the zone of likely physical influence at the surface from plans of future workings in the Coal Authority's possession. However, reserves of coal exist in the locality, which could be worked at some time in the future subject to feasibility, licences and planning consents. The Coal Authority have no record of any notice of the risk of the land being affected by subsidence being given under S. 46 of the Coal Mining Subsidence Act 1991.

10.3 Within or within 20 metres of the site there is 1 mine entry, the approximate position of which is shown on Plan 4, and attention is drawn to the notes on this plan. The Coal Authority has no record of what steps, if any have been taken to treat the mine entry. The records held by the Coal Authority may be incomplete, and consequently there may be other mine entries in this locality of which they have no knowledge. Records in their possession do not disclose any fault or other line of weakness at the surface as having affected the stability of the site.

- 10.4 The site is not located within the geographical boundary of an opencast site within which coal has been extracted by opencast methods. The site does not lie within 200 metres of the geographical boundary of an opencast within which coal is being extracted by opencast methods. The site is not within 800 metres of the geographical boundary of an opencast site for which a licence to extract coal by opencast methods is awaiting determination, nor is it within 800 metres of the geographical site boundary of an opencast site for which a licence to extract coal by opencast methods has been granted.
- 10.5 The records in the Coal Authority's possession do not disclose any damage notice or claim having been given, made or pursued in respect of the property since 1 January 1984. Their records do not disclose any current 'Stop Notice' affecting the property. Their records do not show any request having been made to execute preventative works under S.33 of the Coal Mining Subsidence Act 1991.
- 10.6 The site does not lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published. The site does not lie within a geographical area in respect of which a notice has been given under S. 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.
- 10.7 The site is not within a geographical area that is subject of an Order made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof. The site is not within an area where a relevant notice has been published under the Coal Industry Act 1975 / Coal Industry Act 1994.
- 10.8 In view of the mining circumstances, a prudent developer would seek appropriate technical advice before works are undertaken on site. All proposals should have regard to good engineering practices in mining areas as identified in authoritative publications on mining stability problems. In any event, no activities should be undertaken that intersect, disturb, or interfere with any coal or mines of coal without permission of the Coal Authority.
- 10.9 A licence to undertake ground investigation or gas testing must be obtained from the Council - contact Mr I Powers, Legal and Property Services Department - Tel 01942 827928.

## **11 Sustainable Resources**

11.1 In order to meet the needs of the present without compromising the requirements of future generations, the Council requires all developers to promote the principles of sustainability within the design construction and overall performance of the buildings. Hence developers should aim to;

- reduce the impacts upon climate change;
- improve energy and water efficiency;
- strive for innovation in building design;
- reduce the use of primary materials in building and road construction.

Details of how this will be achieved should be submitted with any detailed planning application.

11.2 That the development/design of the properties are designed to incorporate;

- solar panels;
- or any other measures that will mitigate the effects of climate change.

These measures are required in order to reduce the impact on neighbours at a future date.

## **12. Scheme Certification**

12.1 Prior to the submission of tenders, 3 sets of plans containing the following information are required to be submitted to the Director Designate of Environmental Services for 'certification' purposes at least 21 days before the tender deadline.

- (a) Site surveys at 1:500 scale showing;
- the boundary of the site and all adjoining developments and roads;
  - the position of existing trees and hedgerows;
  - existing ground levels over the whole site.
- (b) All plot boundaries;
- all roads, access drives and footpaths;
  - all service arrangements;
  - proposed site levels (including finished floor levels).

12.2 Although not essential for certification purposes, the following information is desirable;

- (a) Detailed plans and elevations of all new buildings including the specification of materials.
- (b) Detailed plans and elevations of all landscaping and open space, including ground surface treatments, walls, gates, fences and new planting.

12.3 The certification procedure is an important process that enables the Council and prospective developers to reach agreement on the acceptability of proposed schemes prior to any tenders being submitted. This also allows the Council to ensure that tenders are subsequently submitted on an equitable basis and that the Council's requirements have been correctly interpreted.

12.4 All schemes must be submitted for certification at least 21 days before the tender deadline in order for Planning Officers to give sufficient consideration to prospective schemes and to allow time for revisions should this prove necessary. Schemes submitted after this date may not be considered.

12.5 Schemes which are considered to meet the requirements of this brief will be given certification and will be capable of forming the basis, without any significant changes, of a detailed planning application which will be submitted by the successful tenderer.

12.6 Draft schemes should contain all the requested information as any omissions may result in unnecessary delay and failure to meet the tender deadline.

## **13.0 Building Control**

- 13.1 The Local Authority offers a full Building Control Service. For further information regarding Building Regulation submissions, please contact Mr P Swift, Environmental Services Department, Civic Buildings, New Market Street, Wigan, WN1 1RP, Telephone (01942) 404281.
- 13.2 Developers are requested to indicate on the tender form if they intend to use the Building Control service if successful. It should be noted that if a positive indication is given, a condition to that effect would be included in the acceptance of tender.

#### **14.0 References**

- 14.1 Wigan Replacement Unitary Development Plan. Adopted April 2006 (Wigan Council).
- 14.2 The current versions of the following;
- (a) Construction Design Guide for Minor Highway Works (Wigan Council);
  - (b) Specification for Highway Works (Department of Transport);
  - (c) New Construction Standard Road Lighting Specification (September 1993) (Wigan Council);
  - (d) Sewers for Adoption (Water Research Centre);
  - (f) Supplementary Planning Guidance for Trees on Development Sites (Wigan Council);
  - (g) Secured by Design (Greater Manchester Police);
  - (h) Supplementary Planning Guidance 'The Good Fencing Guide' (Wigan Council);
  - (i) Supplementary Planning Document for Landscape Design Submissions (Wigan Council);
  - (n) Supplementary Planning Document - Access for All (Wigan Council);
  - (o) An Introduction to Design and Access Statements (Wigan Council);
  - (p) Draft Supplementary Planning Document – Development and Air Quality (Wigan Council);
  - (q) Manual For Streets – Department for Transport.

**Note:** Other applicable guidance may be available on the Council's website and should be referred to in addition to this note.

### Diversity Impact Assessment form

Section: Regeneration and Protection - Environmental Services

Policy/Service Area: Economic Regeneration Office

Person Completing Form: Steve Burns

Date: 29/04/08

Do any of the below groups suffer specific disadvantage (please indicate)

	Yes	No		Yes	No
Race		X	Disability		X
Ethnicity		X	Gender		X
Age		X	Religion		X
Class		X	Sexual Orientation		X

Is there evidence of disadvantage or associated problems?

The proposed project will assist in addressing issues for residents in a deprived ward within the borough. The project will enable the targeting of skills and employment opportunities within this ward and beyond.

How was the information collected and/or who have you consulted with?

The base line information for deprivation has been used to assess the potential for the project to have benefits in this area.

Action Plan – *What specific actions are planned to tackle any disadvantage identified?*

The project includes recognition of the need for the development to incorporate specific measures around training and skills and will also promote local employment targets

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<b>Is the policy in line with current equality legislation and relevant codes of practice?</b>
All requirements of relevant legislation will be met. In addition to established codes of practice opportunities to mirror best practice will be sought and where appropriate incorporated within the project delivery mechanism

Timescale	The project life plan anticipates commencement of the physical project in December 2008. A revised programme of works will be compiled alongside the successful developer
Responsibility	The Economic Regeneration Office will take ownership of this agenda with the developer and partners as essential contributors.
Comments	

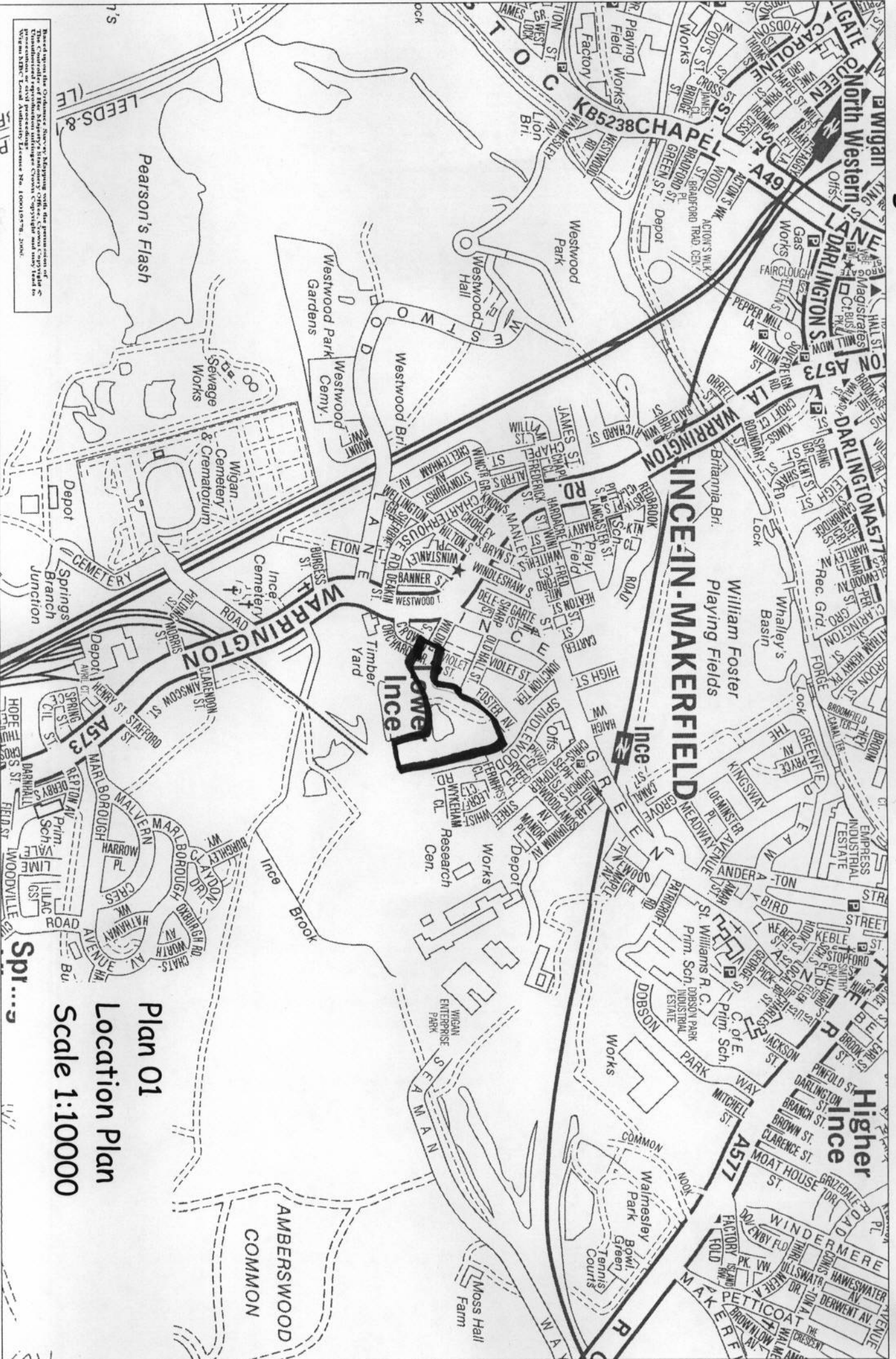
**Are the actions specified included in any other documents/plans?**

Departmental Service Plan	Addressing Worklessness is a key theme of the developing departmental service plan and this will sit alongside enterprise and skills development as important targets.
Section/Team Plan	
Other (Specify)	

Date for further review - On-Going
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# Wilding Street, Ince



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Plan 01

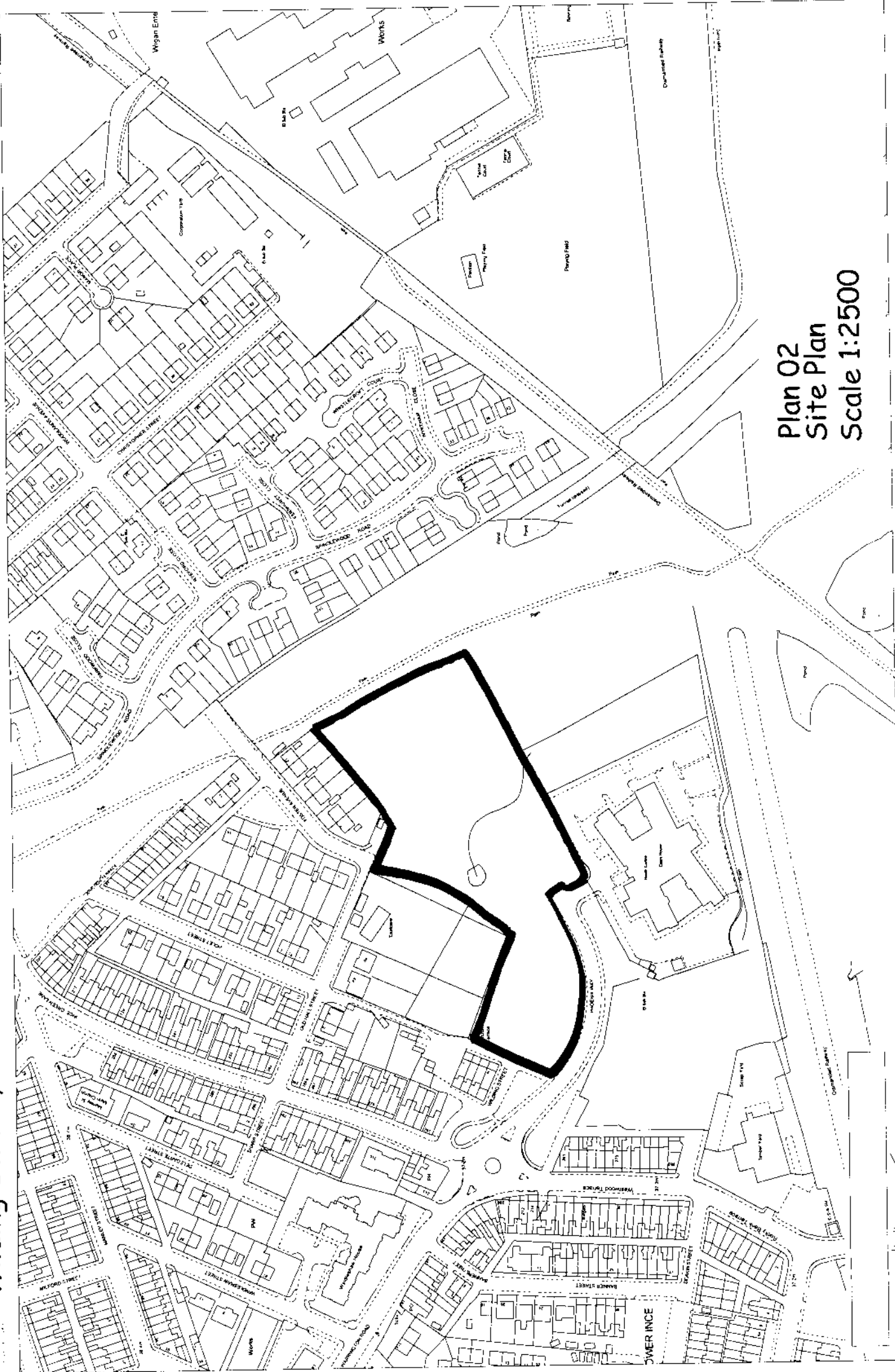
Location Plan

Scale 1:10000

Spi...



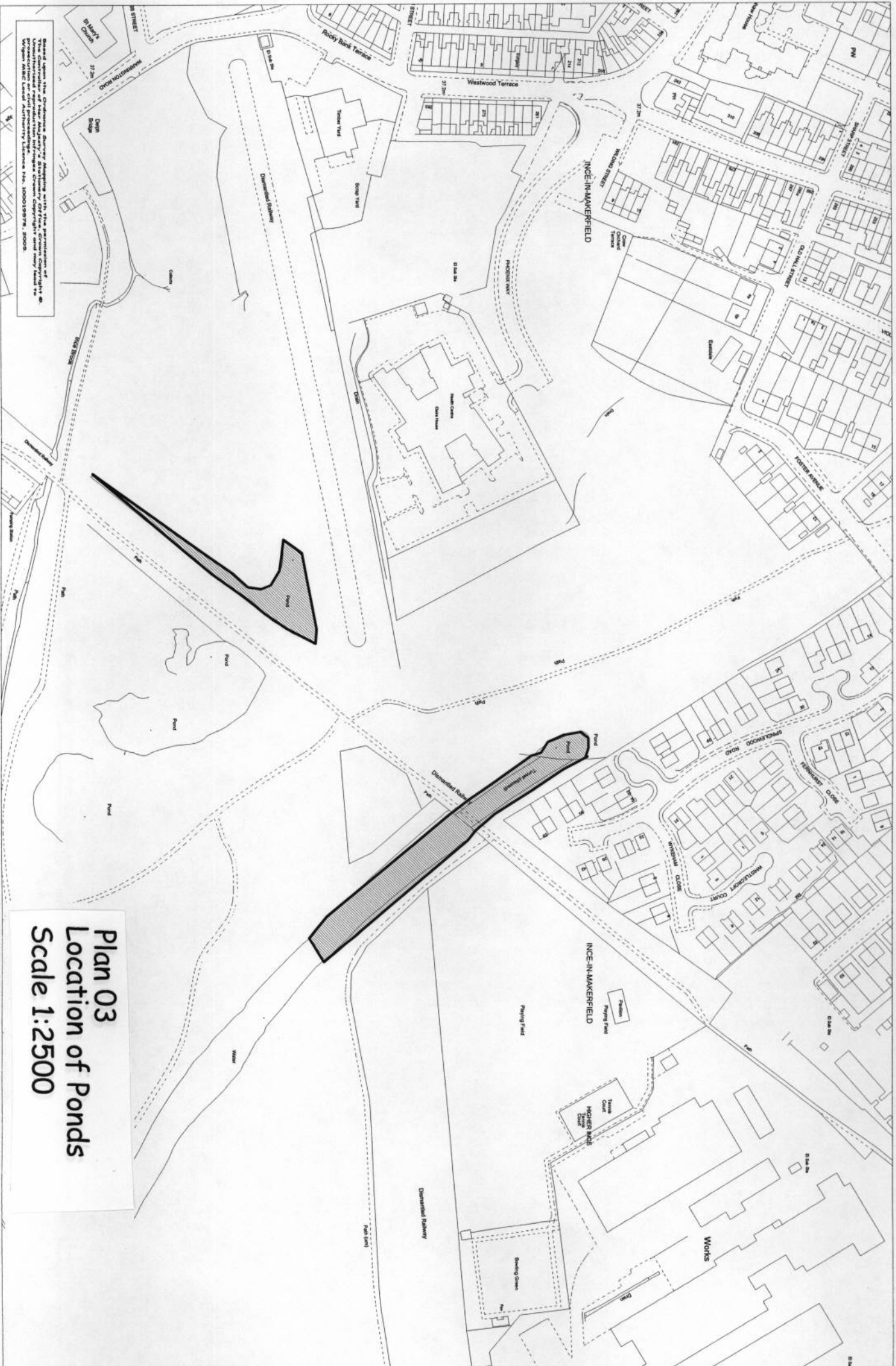
Wilding Street, Ince



Plan 02  
Site Plan  
Scale 1:2500



# Wilding Street, Ince



This plan shows the proposed location of the ponds. The ponds are shown in grey. The demarcated boundary is shown as a dashed line. The plan is based on the Ordnance Survey map of the area. The plan is not to scale. The plan is for information only. The plan is not a guarantee of the location of the ponds. The plan is subject to change without notice. The plan is the property of Wilding Street, Ince. The plan is not to be used for any other purpose. The plan is not to be reproduced without the written consent of Wilding Street, Ince. The plan is not to be used for any other purpose. The plan is not to be reproduced without the written consent of Wilding Street, Ince.

**Plan 03**  
**Location of Ponds**  
**Scale 1:2500**

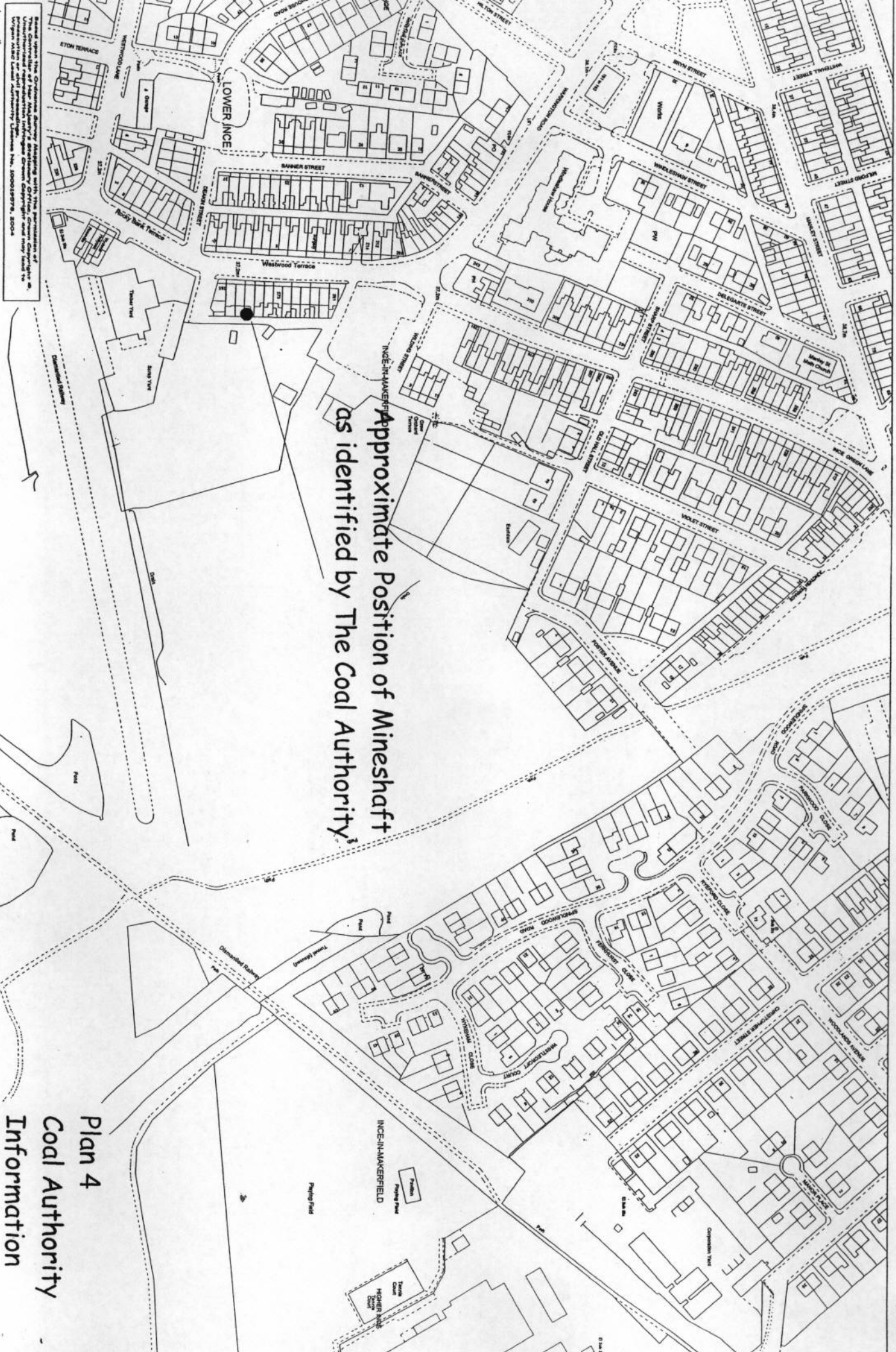


Wilding Street, Ince

Scale 1:2500



Approximate Position of Mineshaft  
as identified by The Coal Authority



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Plan 4  
Coal Authority  
Information