



Mesnes Conservation Area Appraisal

**Consultation Statement
7 November 2006**

Environmental Services Department

Wigan Council

Mesnes Conservation Area Appraisal

Consultation Statement, 7 November 2006

- 1 The preparation of the Conservation Area Appraisal was the subject of targeted consultation, in two stages, with the local community and key stakeholders. This consultees list included all residential and business occupiers in the area and a list of other organisations with a potential interest in the area.
- 2 The first stage involved notifying the consultees list of the intention to prepare the appraisal. A letter (copy attached at Appendix 1) was sent on 28 November 2005 to the list of consultees and gave a 'deadline' of 14 December 2005 to comment. In addition, internal Council departments, Ward Councillors and Cabinet portfolio holders were also informally consulted.
- 3 The letter set out the context and purpose of preparing a Conservation Area Appraisal, and invited comment on any relevant issues. Five responses had been received by the 'deadline'. The comments received are summarised together with the Council's response in the table attached at Appendix 3. As identified in that summary, the comments received influenced the contents of the draft Conservation Area Appraisal.
- 4 The second stage involved a formal public participation process, which commenced on 1 February 2006 and finished on 28 February 2006. A letter (attached at Appendix 2) was sent on 27 January 2006 to the list of consultees. The letter set out the background to the proposed draft Conservation Area Appraisal and explained the availability of the document. It sought comment on: the description and assessment of the individual character areas, the conclusions and issues raised and requested suggestions for improvement.
- 5 During the public participation period printed copies of the draft Conservation Area Appraisal, including comments forms, were placed on deposit in the Wigan Library and at the Planning and Regeneration Department's offices at Civic Buildings, Wigan. Copies were provided to anyone who requested them.
- 6 Printed copies of the draft Conservation Area Appraisal were also sent to a list of key stakeholders and appropriate organisations with an interest in the area, including all of those who responded to the first stage informal consultation and Ward Councillors.
- 7 The draft Conservation Area Appraisal and comments form could also be viewed on the Council's website at www.wiganmbc.gov.uk/pub/planning/pages/spd.htm and representations submitted. It will remain on the Council's website until replaced by the adopted Conservation Area Appraisal.
- 8 Presentations were made to the Friends of Mesnes Park Group at their meeting on 17 January 2006 and the Wigan North Township Forum Recreation and Environment Sub Groups at their meetings on 10 and 20 February 2006. The Township Forum Community Safety Sub Group was also consulted. It was reported for consultation to the Environment and Development Partnership on 3 March 2006.
- 9 Eight responses had been received by the 'deadline'. The comments received are summarised together with the Council's response in the table attached at Appendix 4. As identified in that summary, the comments received influenced

the contents of the final Conservation Area Appraisal recommended for adoption.

- 10 The final Conservation Area Appraisal will be reported for adoption to:
- Planning Committee, on 7 November 2006
 - Cabinet, on 16 November 2006

First letter

To address list
Occupiers of properties in
Mesnes Conservation Area

Our reference: TMcG/BB/32.100M
Your reference:
Please ask for: Tony McGreavey
Extension: 4252
Direct line: 01942 404252
Date: 28 November 2005

Dear Sir or Madam

Mesnes Conservation Area Appraisal

You may know that your property is located in the Mesnes Conservation Area, which was first designated in 1980. Councils are obliged, from time to time, to review their Conservation Areas and to prepare proposals for their preservation and enhancement. This process involves a re-assessment or appraisal of the area's architectural and historical character and appearance. We wish to carry out such an appraisal for the Mesnes Conservation Area in order to support a Heritage Lottery Fund application for funding to carry out much needed improvements within the park itself.

We are at present carrying out surveys within the area. We would also like initial views from people and organisations that may have a special interest in the area. When the initial survey and assessment has been completed, a draft report will be published early in the New Year. This will provide a basis for local consultation on the future management of the Conservation Area and outline some of the issues that need action. If you are not the owner of the property could you please inform the owner about this?

In the meantime if you would like to raise any particular matters specifically relating to the Conservation Area which you feel are important please write to me at the above address. It would help if you could reply by Wednesday 14 December 2005.

Yours faithfully

T McGreavey
Conservation Consultant

Second letter

To address list
Occupiers of properties in
Mesnes Conservation Area

Our reference: PR/BB/1.32.100M
Your reference:
Please ask for: Tony McGreavey
Extension: 4254
Direct line: 01942 404254
Date: 27 January 2006

Dear Sir or Madam

The Mesnes Conservation Area Conservation Area Appraisal

You may recall that I wrote to you in November 2005 concerning the Council's intention to carry out an appraisal of the Mesnes Conservation Area within which your property is located. I have now completed my draft report on this topic and this will be available for inspection at this office during February. It is also available on the Council's website. Copies of the report can be made available on request but I regret that for present purposes these are limited to black and white.

Should you have any queries or wish to make any comments about this report, it would be helpful if these could be made by 28 February 2006.

You may find the enclosed comments sheet of assistance but comments may of course relate to matters additional to those listed.

Yours faithfully

Tony McGreavey
Conservation Consultant

Mesnes Conservation Area Appraisal
Summary of comments received at the informal consultation stage and Wigan Council's response

Stakeholder	Summary of stakeholders' comments	Proposed response and action to be taken
Borron Shaw	Suggestion for possible restoration of former forecourts on Bridgeman Terrace.	Noted. Further research needed whether this is historically significant. Potential issues about owner co-operation and funding would make it unlikely to be achievable.
Peter White & Clare Doodson	Use of UPVC windows in Conservation Area. Landlords not maintaining properties in the Park Road area.	Issue included in appraisal and guidance to be produced. The main opportunity will be through persuasion.
Little London Counselling Service	Landlords not maintaining property on Bridgeman Terrace.	The main opportunity will be through persuasion.
Wigan Access Committee	Issues of access for people with disabilities to Mesnes Park.	Detailed issues included in appraisal and discussions with Wigan Leisure and Culture Trust.
Drumcroon	Suggestion of sculpture walk in Mesnes Park. Use of sports pavilion Mesnes Field.	Issue included in appraisal and issue raised with Wigan Leisure and Culture Trust.

Mesnes Conservation Area Appraisal

Summary of comments received at the formal public participation stage and Wigan Council's response

Name of Consultee	Summary of consultee's comments	Proposed response and action to be taken
Robert Geere	Grant funding availability for replacement windows Condition of rear access for properties on Park Road	No funding available at present. Issue included in appraisal and guidance to be produced. Not adopted therefore maintenance responsibility lies with adjoining owners.
Wigan North Township Forum Recreation Sub Group	Should Bull Hey cricket ground be included in the Conservation Area? Future of the Mesnes field. Road safety issues at the main Park gate.	Not recommended as there are no features of particular merit and it is isolated from the Conservation Area proper. A study will be undertaken to identify options for future improvement following removal of temporary car parking. Will be considered in Park Restoration Project.
Wigan Subscription Bowling Club	Suggestion on parking issues on Park Crescent	Not directly related to Conservation Area; Referred to Engineering Services
Wigan North Township Forum Environment Sub Group	Issues in Mesnes park: General concerns on access for people with disabilities; Lack of toilet provision; Need for bandstand to be reinstated; Concern about future use of the lodge; Concerns about the pedestrian access to the main gate; Anti -social behaviour in the park within the park. Future of Pagefield building	Detailed issues included in appraisal and discussions with Wigan Leisure and Culture Trust. Will be considered in Park Restoration Project. The mill will be marketed by Wigan College.
Friends of Mesnes Park	Detailed issues relating to facilities and use of Mesnes Park. Suggestions for improvement of the Mesnes field to link with Park.	Detailed issues included in appraisal and discussions with Wigan Leisure and Culture Trust. Will be considered in Park Restoration Project. A study will be undertaken to identify options for future improvement following removal of temporary car parking.

Wigan Access Committee	Detailed issues of access for people with disabilities to Mesnes Park	Detailed issues included in appraisal and discussions with Wigan Leisure and Culture Trust. Will be considered in Park Restoration Project.
Wigan North Township Forum	Suggestions for future use of Rylands / Pagefield Mill. Suggestions for improvement of the Mesnes field.	The mill will be marketed by Wigan College. A study will be undertaken to identify options for future improvement following removal of temporary car parking.
Wigan North Township Forum Community Safety Sub Group	Variety of anti-social behaviour problems in Park and details of a number of initiatives which are being taken or could be promoted.	Detailed issues included in appraisal and discussions with Wigan Leisure and Culture Trust. Will be considered in Park Restoration Project.