

EM1A PRIMARY EMPLOYMENT AREAS

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
215	O	002	EM	1A	B & Q Plc		WMBC EM1A
253	O	002	EM	1A	MSF Motor Group Limited	CgMs Ltd	WMBC EM1A
291	O	002	EM	1A	Lancashire Wildlife Trust		WMBC 291
385	O	002	EM	1A	Manchester Airport Plc		WMBC EM1A
457	O	002	EM	1A	Highways Agency		WMBC EM1A
572	O	048	EM	1A	Peter Sargeant FRTPI		WIGAN MBC 572/A
583	O	008	EM	1A	Peel Investments (North) Ltd	Halliwell Landau	WIGAN MBC 583/A
583	O	024	EM	1A	Peel Investments (North) Ltd	Halliwell Landau	WIGAN MBC 583/A
682	O	002	EM	1A	English Nature		WMBC 682/A
727	O	003	EM	1A	Greater Manchester Ecology Unit		WMBC EM1A
729	O	003	EM	1A	Manchester City Council		WMBC EM1A

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
531	O	001	EM	1A	Weatherall Green & Smith		
684	O	003	EM	1A	Johnston Press Plc	Rapleys	
532	O	001	EM	1A	Waterside Property Investments	M L Ralph	

Draft Deposit Objections Conditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
684	O	001	EM	1A	Johnston Press Plc		WIGAN MBC 684/A

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
033	O	005	EM	1A	Miss Winifred Beesley		WIGAN MBC FOA/A
049	O	005	EM	1A	Linda Hickey		WIGAN MBC FOA/A
050	O	005	EM	1A	Robert Hickey		WIGAN MBC FOA/A
053	O	007	EM	1A	Adrian Hurst		WIGAN MBC FOA/A
055	O	005	EM	1A	Mrs M Iredale		WIGAN MBC FOA/A
060	O	016	EM	1A	Anthony Connell		WIGAN MBC FOA/A
060	O	021	EM	1A	Katherine Marsland		WIGAN MBC FOA/A
065	O	004	EM	1A	Colin Greenhalgh		WIGAN MBC FOA/A
086	O	005	EM	1A	Susan Melling		WIGAN MBC FOA/A
087	O	005	EM	1A	B Hughes		WIGAN MBC FOA/A
089	O	005	EM	1A	Ms Margaret Dean		WIGAN MBC FOA/A
090	O	006	EM	1A	Karin & Keith Dagnall		WIGAN MBC FOA/A
091	O	012	EM	1A	W Malcolm Cook		WIGAN MBC FOA/A
097	O	013	EM	1A	Mrs K Lees		WIGAN MBC FOA/A
099	O	016	EM	1A	Mr G E Forster		WIGAN MBC FOA/A
114	O	004	EM	1A	Joan Atherton		WIGAN MBC FOA/A

117	O	002	EM	1A	David Henry Walker		WIGAN MBC FOA/A
160	O	006	EM	1A	Amelia Ellen Lavin		WIGAN MBC FOA/A
166	O	005	EM	1A	Mr Jack Delaney		WIGAN MBC FOA/A
172	O	005	EM	1A	Gary Crossley		WIGAN MBC FOA/A
174	O	004	EM	1A	Miss B McKenna		WIGAN MBC FOA/A
184	O	005	EM	1A	E M Chadwick		WIGAN MBC FOA/A
188	O	016	EM	1A	Josephine Mary Fleming		WIGAN MBC FOA/A
189	O	005	EM	1A	Miss M Topping		WIGAN MBC FOA/A
190	O	006	EM	1A	Sarbari Mukherjee		WIGAN MBC FOA/A
194	O	016	EM	1A	Lillian Corcoran		WIGAN MBC FOA/A
219	O	004	EM	1A	Mrs M P Anten		WIGAN MBC FOA/A
248	O	005	EM	1A	John E Middleton		WIGAN MBC FOA/A
251	O	012	EM	1A	Val Middleton		WIGAN MBC FOA/A
293	O	004	EM	1A	A Hamilton		WIGAN MBC FOA/A
295	O	006	EM	1A	P D Hamilton		WIGAN MBC FOA/A
297	O	011	EM	1A	Raymond Sharples		WIGAN MBC FOA/A
303	O	010	EM	1A	Christine A Jones		WIGAN MBC FOA/A
308	O	001	EM	1A	M Boardman		WIGAN MBC FOA/A
311	O	010	EM	1A	Bernard Shaw		WIGAN MBC FOA/A
312	O	017	EM	1A	Mary F Shaw		WIGAN MBC FOA/A
314	O	004	EM	1A	Mrs M MacDonald		WIGAN MBC FOA/A
317	O	011	EM	1A	J G Ellison		WIGAN MBC FOA/A
318	O	005	EM	1A	Mr G Daniels		WIGAN MBC FOA/A
319	O	006	EM	1A	Mrs M H Hughes		WIGAN MBC FOA/A
322	O	005	EM	1A	Archibald Smith Tate		WIGAN MBC FOA/A
323	O	005	EM	1A	Norman Edward Rusk		WIGAN MBC FOA/A
325	O	005	EM	1A	Mr John Steele		WIGAN MBC FOA/A
326	O	005	EM	1A	Mrs Janet Steele		WIGAN MBC FOA/A
327	O	005	EM	1A	Neina Woodward		WIGAN MBC FOA/A
328	O	014	EM	1A	Mr A Woodward		WIGAN MBC FOA/A
330	O	002	EM	1A	William Glover		WIGAN MBC FOA/A
332	O	004	EM	1A	David Catterall		WIGAN MBC FOA/A
335	O	007	EM	1A	J F Kearsley		WIGAN MBC FOA/A
337	O	002	EM	1A	Mrs Veronica Hayes		WIGAN MBC FOA/A
407	O	009	EM	1A	Adele Wilkes		WIGAN MBC FOA/A
408	O	017	EM	1A	Gary Wilkes		WIGAN MBC FOA/A
435	O	005	EM	1A	Gordon Catterall		WIGAN MBC FOA/A
436	O	005	EM	1A	Mrs E Johnson		WIGAN MBC FOA/A
446	O	005	EM	1A	C Hilton-Carroll		WIGAN MBC FOA/A
450	O	005	EM	1A	Andre Philip Richard Gorner		WIGAN MBC FOA/A
461	O	014	EM	1A	Ethel Glover		WIGAN MBC FOA/A
493	O	015	EM	1A	William Lovell Verinder		WIGAN MBC FOA/A
494	O	011	EM	1A	Julie L Harrison		WIGAN MBC FOA/A
505	O	005	EM	1A	Mrs C Daington		WIGAN MBC FOA/A
518	O	002	EM	1A	Freda Grant		WIGAN MBC FOA/A
519	O	002	EM	1A	Ian Riley		WIGAN MBC FOA/A
548	O	013	EM	1A	Mrs Sylvia Marion Stitt		WIGAN MBC FOA/A

550	O	010	EM	1A	Belinda Croston		WIGAN MBC FOA/A
572	O	115	EM	1A	Peter Sargeant FRTPI		WIGAN MBC 572/A
573	O	005	EM	1A	Mr A Eaves		WIGAN MBC FOA/A
574	O	005	EM	1A	John Murphy		WIGAN MBC FOA/A
582	O	018	EM	1A	Taylor Woodrow Developments Limited	Micahel Courcier and Partners Ltd	WMBC 582/A
583	O	038	EM	1A	Peel Investments (North) Ltd	Halliwell Landau	WIGAN MBC 583/A
720	O	003	EM	1A	Brookhouse Group	How Planning	WIGAN MBC 720/A
722	O	004	EM	1A	Nigel Smith		WMBC EM1A
747	O	062	EM	1A	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	063	EM	1A	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	065	EM	1A	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	066	EM	1A	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	068	EM	1A	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	069	EM	1A	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	101	EM	1A	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	103	EM	1A	Wigan Borough Action Group		WIGAN MBC 747/A
887	O	005	EM	1A	Mr Charles Christopherson		WIGAN MBC FOA/A
888	O	016	EM	1A	W A Sefton		WIGAN MBC FOA/A
889	O	007	EM	1A	W Boardman		R890 EM1A
890	O	015	EM	1A	Mrs Edith Sefton		WMBC 890 EM1A
891	O	007	EM	1A	Mrs Speed		WIGAN MBC FOA/A
892	O	005	EM	1A	Adrian Hughes		WIGAN MBC FOA/A
893	O	014	EM	1A	Mrs M J Rusk		WIGAN MBC FOA/A
894	O	008	EM	1A	Mr John Wilkieson		WIGAN MBC FOA/A
895	O	008	EM	1A	Mrs T Quinn		WIGAN MBC FOA/A
896	O	004	EM	1A	David Tinsley		WIGAN MBC FOA/A
897	O	004	EM	1A	Janet Marjorie Tate		WIGAN MBC FOA/A
898	O	004	EM	1A	Miss T Topping		WIGAN MBC FOA/A
899	O	015	EM	1A	Betty Prescott		WIGAN MBC FOA/A
900	O	008	EM	1A	Mrs J Lodge		WIGAN MBC FOA/A
901	O	014	EM	1A	Alison Hurst		WIGAN MBC FOA/A
902	O	014	EM	1A	S V Lang		WIGAN MBC FOA/A
903	O	010	EM	1A	J A Harrison		WIGAN MBC FOA/A
904	O	012	EM	1A	Dr A M Mukherjee		WIGAN MBC FOA/A
905	O	015	EM	1A	Mrs H J Hughes		WIGAN MBC FOA/A
906	O	004	EM	1A	Frank Stringfellow		WIGAN MBC FOA/A
907	O	004	EM	1A	Ida Rylance		WIGAN MBC FOA/A
908	O	004	EM	1A	William J Rylance		WIGAN MBC FOA/A
909	O	004	EM	1A	J Butcher		WIGAN MBC FOA/A
910	O	004	EM	1A	Mrs Kathleen F Brown		WIGAN MBC FOA/A
911	O	004	EM	1A	D Ball		WIGAN MBC FOA/A
912	O	004	EM	1A	Mr R Banks		WIGAN MBC FOA/A
913	O	004	EM	1A	J Houghton		WIGAN MBC FOA/A
914	O	004	EM	1A	C MacDonald		WIGAN MBC FOA/A
915	O	009	EM	1A	Jacqueline Sheehan		WIGAN MBC FOA/A
916	O	005	EM	1A	Maureen Smith		WIGAN MBC FOA/A
917	O	007	EM	1A	Mrs P A Tushingham		WIGAN MBC FOA/A

918	O	008	EM	1A	Gladys Wilkes		WIGAN MBC FOA/A
919	O	010	EM	1A	P A Waldron		WIGAN MBC FOA/A
920	O	004	EM	1A	Mr R G Bradshaw		WIGAN MBC FOA/A
921	O	008	EM	1A	D Ellison		WIGAN MBC FOA/A
922	O	013	EM	1A	Richard Andrew Corless		WIGAN MBC FOA/A
923	O	014	EM	1A	Jeffrey Cook		WIGAN MBC FOA/A
924	O	014	EM	1A	Maureen Corless		WIGAN MBC FOA/A
925	O	016	EM	1A	I Cotham		WIGAN MBC FOA/A
926	O	011	EM	1A	Margaret Catterall		WIGAN MBC FOA/A
927	O	001	EM	1A	Vincent Corcoran		WIGAN MBC FOA/A
928	O	016	EM	1A	Philip Holt		WIGAN MBC FOA/A
929	O	011	EM	1A	A Horton		WIGAN MBC FOA/A
930	O	008	EM	1A	Mr A J Horton		WIGAN MBC FOA/A
931	O	004	EM	1A	C P Simpson		WIGAN MBC FOA/A
932	O	004	EM	1A	G Brash		WIGAN MBC FOA/A
933	O	004	EM	1A	Bernard H Shorrocks		WIGAN MBC FOA/A
934	O	004	EM	1A	Brenda Ryan		WIGAN MBC FOA/A
935	O	004	EM	1A	Mrs K Marsh		WIGAN MBC FOA/A
936	O	004	EM	1A	Mrs A Cordell		WIGAN MBC FOA/A
937	O	004	EM	1A	F Murtagh		WIGAN MBC FOA/A
938	O	004	EM	1A	Mrs Vivien Rigby		WIGAN MBC FOA/A
939	O	010	EM	1A	Doreen Sharples		WIGAN MBC FOA/A
940	O	016	EM	1A	David Pennington		WIGAN MBC FOA/A
941	O	012	EM	1A	Mrs J Tushingham		WIGAN MBC FOA/A
942	O	015	EM	1A	Mr A Tushingham		WIGAN MBC FOA/A
943	O	006	EM	1A	Marilyn Riding		WIGAN MBC FOA/A
944	O	004	EM	1A	Edward Ryan		WIGAN MBC FOA/A
945	O	004	EM	1A	Ann Gorner		WIGAN MBC FOA/A
946	O	004	EM	1A	Ben Daniel Gorner		WIGAN MBC FOA/A
947	O	004	EM	1A	Gabrielle Maria Gorner		WIGAN MBC FOA/A
948	O	007	EM	1A	Sheila Jones		WIGAN MBC FOA/A
949	O	015	EM	1A	Gary W Jones		WIGAN MBC FOA/A
950	O	004	EM	1A	Allan Jones		WIGAN MBC FOA/A
951	O	005	EM	1A	Mr Michael W Kelly		WIGAN MBC FOA/A
952	O	016	EM	1A	Mrs V Kelly		WIGAN MBC FOA/A
953	O	013	EM	1A	J A Pendlebury		WIGAN MBC FOA/A
954	O	005	EM	1A	P J Pendlebury		WIGAN MBC FOA/A
955	O	013	EM	1A	S Leonard		WIGAN MBC FOA/A
956	O	011	EM	1A	Harry Millington		WIGAN MBC FOA/A
957	O	008	EM	1A	Patricia A Donnelly		WIGAN MBC FOA/A
958	O	002	EM	1A	Mary E Shorrocks		WIGAN MBC FOA/A
959	O	002	EM	1A	Mrs Heather Williams		WIGAN MBC FOA/A
960	O	016	EM	1A	Mrs P A Grimshaw		WIGAN MBC FOA/A
961	O	014	EM	1A	Mrs Doreen Glover		WIGAN MBC FOA/A
962	O	004	EM	1A	Teresa Garland		WIGAN MBC FOA/A
964	O	002	EM	1A	A Pennington		WIGAN MBC FOA/A
965	O	011	EM	1A	F Heaton		WIGAN MBC FOA/A

966	O	004	EM	1A	Eileen Critchley		WIGAN MBC FOA/A
967	O	009	EM	1A	Mrs Eryl Cross		WIGAN MBC FOA/A
968	O	005	EM	1A	Roger K Dandridge		WIGAN MBC FOA/A
969	O	004	EM	1A	R J Brown		WIGAN MBC FOA/A
970	O	012	EM	1A	Norah Bradshaw		WIGAN MBC FOA/A
971	O	001	EM	1A	Mrs K Birkett		WIGAN MBC FOA/A
972	O	002	EM	1A	Debbie Gaynor		WIGAN MBC FOA/A
973	O	016	EM	1A	Margaret Cook		WIGAN MBC FOA/A
974	O	016	EM	1A	Mrs P M Forster		WIGAN MBC FOA/A
975	O	016	EM	1A	Mrs Edna Brown		WIGAN MBC FOA/A
976	O	016	EM	1A	Mrs T Wood		WIGAN MBC FOA/A
977	O	012	EM	1A	Anne Maliczewski		WIGAN MBC FOA/A
978	O	012	EM	1A	Mr J W Fleming		WIGAN MBC FOA/A
979	O	011	EM	1A	Mr Stanley L Brown		WIGAN MBC FOA/A
980	O	015	EM	1A	Jean Haddock		WIGAN MBC FOA/A
981	O	001	EM	1A	A M Catterall		WIGAN MBC FOA/A
982	O	007	EM	1A	Mrs Kinsella		WIGAN MBC FOA/A
983	O	009	EM	1A	Mrs Sheila Majakari		WIGAN MBC FOA/A
984	O	003	EM	1A	D Glover		WIGAN MBC FOA/A
985	O	002	EM	1A	W MacDonald		WIGAN MBC FOA/A
986	O	005	EM	1A	Joan Quick		WIGAN MBC FOA/A
987	O	005	EM	1A	Anthony Quick		WIGAN MBC FOA/A
988	O	004	EM	1A	Miss A L Prescott		WIGAN MBC FOA/A
989	O	004	EM	1A	Mrs B Prescott		WIGAN MBC FOA/A
990	O	004	EM	1A	Barbara Parkinson		WIGAN MBC FOA/A
991	O	004	EM	1A	Marian Ochwat		WIGAN MBC FOA/A
992	O	004	EM	1A	Stefan Ochwat		WIGAN MBC FOA/A
993	O	005	EM	1A	George Swindell		WIGAN MBC FOA/A
994	O	004	EM	1A	Hazel Louise Gorner		WIGAN MBC FOA/A
995	O	004	EM	1A	Andrew Gaynor		WIGAN MBC FOA/A
996	O	003	EM	1A	Patricia M Shannon		WIGAN MBC FOA/A
997	O	004	EM	1A	Dinah Middleton		WIGAN MBC FOA/A
998	O	004	EM	1A	J Fairhurst		WIGAN MBC FOA/A
999	O	005	EM	1A	T Doyle		WIGAN MBC FOA/A
A01	O	004	EM	1A	Anna Louise Calder		WIGAN MBC FOA/A
A02	O	004	EM	1A	Peter Cains Butchers		WIGAN MBC FOA/A
A03	O	004	EM	1A	Linda Croston		WIGAN MBC FOA/A
A04	O	004	EM	1A	Jane Moore		WIGAN MBC FOA/A
A05	O	004	EM	1A	Friends of Ashton		WIGAN MBC A05/A
A06	O	004	EM	1A	Mrs Hilary Davies		WIGAN MBC FOA/A
A07	O	004	EM	1A	Paula Jayne Green		WIGAN MBC FOA/A
A08	O	005	EM	1A	Joseph Garland		WIGAN MBC FOA/A
A09	O	004	EM	1A	Mr James Crook		WIGAN MBC FOA/A
A10	O	004	EM	1A	Mr John Crook		WIGAN MBC FOA/A
A11	O	004	EM	1A	B Carney		WIGAN MBC FOA/A
A12	O	004	EM	1A	Frank Brown		WIGAN MBC FOA/A
A13	O	004	EM	1A	Mr J Bentham		WIGAN MBC FOA/A

A14	O	004	EM	1A	M Withington		WIGAN MBC FOA/A
A15	O	004	EM	1A	Helen Whalley		WIGAN MBC FOA/A
A16	O	004	EM	1A	William James Wilkes		WIGAN MBC FOA/A
A17	O	004	EM	1A	Joanne Young		WIGAN MBC FOA/A
A18	O	004	EM	1A	John G Bradshaw		WIGAN MBC FOA/A
A19	O	004	EM	1A	G Sheedy		WIGAN MBC FOA/A
A20	O	004	EM	1A	Jayne Johnson		WIGAN MBC FOA/A
A21	O	004	EM	1A	Mrs I B Eaves		WIGAN MBC FOA/A
A22	O	004	EM	1A	Greta Kearsley		WIGAN MBC FOA/A
A23	O	004	EM	1A	Margaret Thompson		WIGAN MBC FOA/A
A24	O	004	EM	1A	Richard Prescott		WIGAN MBC FOA/A
A25	O	004	EM	1A	John Melling		WIGAN MBC FOA/A
A26	O	004	EM	1A	Yvonne Harrison		WIGAN MBC FOA/A
A27	O	004	EM	1A	I R Clarence		WIGAN MBC FOA/A
A28	O	004	EM	1A	Mr P Majakari		WIGAN MBC FOA/A
A29	O	004	EM	1A	Brenda Edwards		WIGAN MBC FOA/A
A30	O	004	EM	1A	Alan Edwards		WIGAN MBC FOA/A
A31	O	004	EM	1A	Mrs M McKechnie		WIGAN MBC FOA/A
A32	O	004	EM	1A	Alan Hurst		WIGAN MBC FOA/A
A33	O	004	EM	1A	Thomas Hughes		WIGAN MBC FOA/A
A34	O	004	EM	1A	K Hilton		WIGAN MBC FOA/A
A35	O	004	EM	1A	Albert Atherton		WIGAN MBC FOA/A
A36	O	004	EM	1A	Julia Allen		WIGAN MBC FOA/A
A37	O	014	EM	1A	B Potter		WIGAN MBC FOA/A
A38	O	007	EM	1A	Mrs K W Parker		WIGAN MBC FOA/A
A38	O	008	EM	1A	Mrs K W Parker		WIGAN MBC FOA/A
A39	O	015	EM	1A	Barbara Hodgkinson		WIGAN MBC FOA/A
A40	O	011	EM	1A	F W Appleton		WIGAN MBC FOA/A
A41	O	014	EM	1A	Alastair Stitt		WIGAN MBC FOA/A
A42	O	015	EM	1A	Ian Campbell		WIGAN MBC FOA/A
A43	O	004	EM	1A	Allen James Johnson		WIGAN MBC FOA/A
A44	O	010	EM	1A	Mr A Simpson		WIGAN MBC FOA/A
A45	O	009	EM	1A	Mr Robert Richard Hughes		WIGAN MBC FOA/A
A46	O	015	EM	1A	Paul A Tushingam		WIGAN MBC A05/A
A47	O	011	EM	1A	Mrs I Prescott		WIGAN MBC FOA/A
A48	O	016	EM	1A	Mrs Carol Spencer		WIGAN MBC FOA/A
A49	O	006	EM	1A	E J Clarence		WIGAN MBC FOA/A
A50	O	002	EM	1A	Michael David Iredale		WIGAN MBC FOA/A
A51	O	004	EM	1A	Warren Pennington		WIGAN MBC FOA/A
A52	O	005	EM	1A	Beryl Helsby		WIGAN MBC FOA/A
A53	O	009	EM	1A	Geoffrey MacDonald		WIGAN MBC FOA/A
A54	O	003	EM	1A	Anread Hilton		WIGAN MBC FOA/A
A55	O	004	EM	1A	W Carney		WIGAN MBC FOA/A
A56	O	008	EM	1A	M Owen		WIGAN MBC FOA/A
A57	O	001	EM	1A	Matthew Tushingam		WIGAN MBC FOA/A
A58	O	004	EM	1A	W D Gibson		WIGAN MBC FOA/A
A59	O	004	EM	1A	Pauline Campbell		WIGAN MBC FOA/A

A60	O	016	EM	1A	R Huyton		WIGAN MBC FOA/A
A61	O	004	EM	1A	Alan Dean		WIGAN MBC FOA/A
A62	O	004	EM	1A	D Cunliffe		WIGAN MBC FOA/A
A63	O	004	EM	1A	Paula Cunliffe		WIGAN MBC FOA/A
A64	O	004	EM	1A	Angela Catterall		WIGAN MBC FOA/A
A65	O	004	EM	1A	George Croston		WIGAN MBC FOA/A
A66	O	004	EM	1A	Cyril Catterall		WIGAN MBC FOA/A
A67	O	004	EM	1A	Steven Sheehan		WIGAN MBC FOA/A
A68	O	004	EM	1A	Bernard Mattison		WIGAN MBC FOA/A
A69	O	004	EM	1A	A I Bullough		WIGAN MBC FOA/A
A70	O	004	EM	1A	Mrs Dawn Wilson		WIGAN MBC FOA/A
A71	O	004	EM	1A	Mrs K Maddocks		WIGAN MBC FOA/A
A72	O	004	EM	1A	R F Bullough		WIGAN MBC FOA/A
A73	O	004	EM	1A	Cissie Garston		WIGAN MBC FOA/A
A74	O	004	EM	1A	George McCathie		WIGAN MBC FOA/A
A75	O	004	EM	1A	Susan Holt		WIGAN MBC FOA/A
A76	O	004	EM	1A	David Thompson		WIGAN MBC FOA/A
A77	O	004	EM	1A	Natalie Gibson		WIGAN MBC FOA/A
A78	O	004	EM	1A	Mr S J Winstanley		WIGAN MBC FOA/A
A79	O	004	EM	1A	Mr P Redmond		WIGAN MBC FOA/A
A80	O	004	EM	1A	Mrs M Leyland		WIGAN MBC FOA/A
A81	O	004	EM	1A	Mrs H M Francis		WIGAN MBC FOA/A
A82	O	004	EM	1A	Mrs J Smith		WIGAN MBC FOA/A
A83	O	004	EM	1A	J Marsh		WIGAN MBC FOA/A
A84	O	004	EM	1A	Derek Woods		WIGAN MBC FOA/A
A85	O	004	EM	1A	Mrs Sheila Dandridge		WIGAN MBC FOA/A
A86	O	004	EM	1A	Mrs M Johnson		WIGAN MBC FOA/A
A87	O	004	EM	1A	Freda Woods		WIGAN MBC FOA/A
A88	O	004	EM	1A	Daniel Gibson		WIGAN MBC FOA/A
A89	O	004	EM	1A	Roy Calder		WIGAN MBC FOA/A
A90	O	004	EM	1A	Mrs M Crossley		WIGAN MBC FOA/A
A91	O	004	EM	1A	Valerie Middleton		WIGAN MBC FOA/A
A92	O	004	EM	1A	Mrs H Harris		WIGAN MBC FOA/A
A93	O	004	EM	1A	M W Doyle		WIGAN MBC FOA/A
A94	O	011	EM	1A	Mr L Prescott		WIGAN MBC FOA/A
A95	O	004	EM	1A	W A Payne		WIGAN MBC FOA/A
A96	O	004	EM	1A	P J Huyton		WIGAN MBC FOA/A
A97	O	004	EM	1A	D A Payne		WIGAN MBC FOA/A
A98	O	004	EM	1A	Mrs Hilda Payne		WIGAN MBC FOA/A
A99	O	002	EM	1A	Lisa Greenhalgh		WIGAN MBC FOA/A
B01	O	003	EM	1A	J McDougall		WIGAN MBC FOA/A
B02	O	003	EM	1A	W J McDougall		WIGAN MBC FOA/A
B03	O	003	EM	1A	D J Holden		WIGAN MBC FOA/A
B04	O	001	EM	1A	George Conway		WIGAN MBC FOA/A
B05	O	004	EM	1A	E Brash		WIGAN MBC FOA/A
B06	O	004	EM	1A	Barbara Conway		WIGAN MBC FOA/A
B07	O	002	EM	1A	Janette Cunliffe		WIGAN MBC FOA/A

B08	O	002	EM	1A	Frank Lowe		WIGAN MBC FOA/A
B09	O	002	EM	1A	Philip Marsh		WIGAN MBC FOA/A
B10	O	002	EM	1A	Jill Marsh		WIGAN MBC FOA/A
B11	O	001	EM	1A	Ann Boyes		WIGAN MBC FOA/A
B12	O	001	EM	1A	Miss W Barton		WIGAN MBC FOA/A
B13	O	001	EM	1A	Gwen Allen		WIGAN MBC FOA/A
B14	O	001	EM	1A	Dorothy Delaney		WIGAN MBC FOA/A
B15	O	001	EM	1A	Mrs L Hobson		WIGAN MBC FOA/A
B17	O	001	EM	1A	Gillian Phillips		WIGAN MBC FOA/A
B18	O	001	EM	1A	Brian Phillips		WIGAN MBC FOA/A
B19	O	001	EM	1A	Joyce Pemberton		WIGAN MBC FOA/A
B21	O	001	EM	1A	Mr J A Cottom		WIGAN MBC FOA/A
B21	O	002	EM	1A	S E Cottom		WIGAN MBC FOA/A
B23	O	001	EM	1A	Margaret Lowe (Miss)		WIGAN MBC FOA/A
B24	O	001	EM	1A	Roberta Masnyk		WIGAN MBC FOA/A
B25	O	001	EM	1A	Jill Riley		WIGAN MBC FOA/A
B26	O	001	EM	1A	Mrs Linda Starkie		WIGAN MBC FOA/A
B27	O	001	EM	1A	Andrew Starkie		WIGAN MBC FOA/A
B28	O	001	EM	1A	Mrs E W Bennett		WIGAN MBC FOA/A
B29	O	001	EM	1A	Mrs J Fielding		WIGAN MBC FOA/A
B30	O	012	EM	1A	Mr Kinsella		WIGAN MBC FOA/A
B31	O	004	EM	1A	William E Coyle		WIGAN MBC FOA/A
B32	O	004	EM	1A	Kathleen Jones		WIGAN MBC FOA/A
B37	O	001	EM	1A	John Allen		WIGAN MBC FOA/A
B38	O	001	EM	1A	F Menarry		WIGAN MBC FOA/A

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
568	S	002	EM	1A	North West Development Agency		
727	S	002	EM	1A	Greater Manchester Ecology Unit		

Note

Objection 720/003 was unconditionally withdrawn at the inquiry.

Objections 583/008, 583/038, 582/018 and 722/004 are dealt with in the section of this report which relates to policy EM1.

Objection 890/015 is dealt with in the section of this report which relates to policy EM1A36.

The aspects of objection 583/008 which relate to the merits of the proposed A5225 Wigan and Hindley Bypass and the proposed Ashton-in-Makerfield Northern Bypass are dealt with in the sections of this report which relate to policies A1P(1) and A1P(4) respectively.

Main Issues

Whether this policy is appropriate, having regard to:

- the relationship between the UDP and the master-planning process;
- the relationship between policy for the Primary Employment Areas and that relating to the green belt;
- the role of the North West Development Agency;
- the number and characteristics of Primary Employment Areas;
- the use of particular terminology;
- the scope and effect of employment uses;
- the protection of nature conservation interests;
- the scope for the development of non-employment uses;
- the need for a reference to Manchester Airport;
- the implications for the trunk road network;
- the base date for table 1;
- the relevance of knowledge-based industries;
- the merits of designating land as a Primary Employment Area at Chaddock Lane, Astley.

Inspector's Considerations and Conclusions

The relationship between the UDP and the master-planning process

7.75 Policy EM1A provides that, within the Primary Employment Areas, development for or changes of use to uses within classes B1, B2 and B8 or other employment uses will be permitted provided that there will be no unacceptable environmental, amenity, highway, road safety or other adverse impact. Other uses will be permitted only when specified criteria are satisfied.

7.76 Policy EM1A provides that where all or a substantial part of a Primary Employment Area is proposed for development, or is substantially undeveloped, a master-plan for its development shall be agreed with and approved by the Council. An objector argues that the master-plan and development briefs should form part of the UDP and that the public should be given the opportunity to comment on them. The LPA confirms that such documents would be supplementary planning guidance. PPG12 (paragraph 3.15) advises that such guidance does not form part of the development plan. It should be issued separately from the plan and public consultation should be undertaken on it.

The relationship between policy for Primary Employment Areas and that relating to the green belt

7.77 An objector argues that policy EM1A should incorporate wording to provide that regard should be had to the effect of development within a Primary Employment Area on the openness of adjacent areas of green belt. This is, however, already secured via policy GB1. The introduction to the RDD informs that the plan should be read as a whole. The

insertion of superfluous cross references would render the plan out of conformity with the advice of PPG12 that development plans should be succinct. For this reason, also, it is not necessary to refer to the protection of views, since this is secured via RDD policy EV3A(e).

The role of the North West Development Agency

7.78 The reasoned justification to policy EM1A refers to the Wigan South Central initiative and the role of the North West Development Agency in relation to its promotion. The account of this at FDD stage was changed at RDD stage. An objector argues that the FDD wording should be reinstated. In my view the RDD wording gives appropriately increased emphasis to the role of the North West Development Agency and should be retained.

The number and characteristics of Primary Employment Areas

7.79 The reasoned justification to RDD policy EM1A refers to 37 Primary Employment Areas instead of the 36 referred to in the FDD. An objector argues that the reason for the change is not given. It is, however, clearly apparent from table 1 that an additional Primary Employment Area (No 37 at Kirkless Industrial Estate) has been designated since FDD stage. The reasoned justification to policy EM1A informs that, among the particular advantages of the defined Primary Employment Areas, is that together they are capable of meeting a wide variety of business needs. The same objector contends that 'wide variety' is an obscure term. In my view it is perfectly clear.

The use of particular terminology

7.80 An objector refers to Appendix 3 of the RDD which presents a summary of known environmental and nature conservation issues affecting Primary Employment Areas. In respect of EM1A13 this refers to the need for an amphibian survey to determine the habitat of Great Crested Newts and measures to maintain their favourable conservation status. The objector contends that the term 'favourable conservation status' is jargon. It is, however, the standard term as set out in the Conservation (Natural Habitats etc) Regulations 1994, Section 8).

The scope and effect of employment uses

7.81 An objector, at FDD stage, argues that greater importance should be placed on the contribution that is made to overall employment totals by activities outside the scope of B1, B2 and B8 uses. The LPA, at RDD stage, has responded to this by the insertion of appropriate references within the defined employment uses, which is presented above policy EM1A. Of particular value is the cross reference made to policy EM1E. I conclude that these satisfy the concerns of the objector. The objector also expresses concern that the reference, in the reasoned justification to policy EM1A, to class B2 and B8 uses within Primary Employment Areas avoiding adverse amenity impacts, is inconsistent with that policy itself. Policy EM1A does, however, refer to this same factor. The

reasoned justification is simply expanding on this aspect by introducing the role of mitigation measures.

The protection of nature conservation interests

7.82 Objectors note that certain of the Primary Employment Areas lie adjacent to wildlife corridors. Others are near to, or contain, Sites of Biological Importance. Modifications to the plan are sought to secure the protection of these nature conservation interests. The introduction to the UDP confirms that the plan is to be read as a whole, in conformity with the advice of PPG12 that such documents should be succinct. Policies EV2, EV2B, EV2C and EV2D secure the protection that the objectors seek.

7.83 PPG9 (paragraph 27) advises that nature conservation can be a significant material consideration in determining many planning applications. LPAs should not refuse permission if development can be subject to conditions that will prevent damaging impacts on wildlife habitats or important physical features or if other material considerations are sufficient to override nature conservation considerations. There is, therefore, at plan making stage, no basis for assuming that employment uses and nature conservation designations are incompatible or, if they prove to be so, for constraining the employment allocations at this stage.

7.84 A further objector argues that the known environmental and nature conservation issues affecting Primary Employment Areas should be incorporated within table 1. That table incorporates a cross reference to Appendix 3 where these are presented. The plan is to be read as a whole. This particular form of presentation does not detract from the use of this information when decisions are made on the development and use of land.

The scope for the development of non-employment uses

7.85 Objectors argue that policy EM1A should incorporate sufficient flexibility to allow for large scale development of Primary Employment Areas for non-employment uses where it can be demonstrated that an adequate range and quality of Primary Employment Areas will still remain even if this was done. Having regard to my consideration of the need for employment land and the likely supply of this (which I present in the section of this report which relates to policy EM1) such a modification would, by reducing still further the effective employment land supply, conflict with the advice of PPG4 (paragraph 6) that LPAs should ensure that there is sufficient land available for employment which is readily capable of development.

7.86 Such a modification would also conflict with RPG13 (policy EC1) that development plans should identify a range of suitable sites and premises for economic purposes which, among other things, take account of needs. Only part of the employment land resource is represented by the allocations within the Primary Employment Areas. Policy EM1B envisages that, outside such areas, the development or change of use of land or premises currently or last in employment use, to uses other than employment will be permitted provided stated criteria can be satisfied. The plan, as a whole, therefore

incorporates sufficient flexibility to accommodate non-employment uses if these can be justified.

7.87 Another objector refers to the criteria within policy EM1A which would be applied to the consideration of non-employment uses within Primary Employment Areas. Criterion (a) is that they should be small scale. The objector argues that this should be clarified. The acceptable size threshold will, of course, vary with the size of the site as a whole. The best clarification is, therefore, that already incorporated in the criterion, i.e. that it should be complementary to the primary employment function of the area or part of this.

7.88 The same objector contends that criterion (b) should be reduced to requiring that such sites should be on the fringe of the Primary Employment Area. This, without the following test, would leave the Primary Employment Area vulnerable to progressive erosion by non-employment uses as adjacent areas to these non-employment uses would, themselves, become fringe areas and be regarded as available to non-employment development. Another objector argues that criterion (b) should require that non-employment uses at the fringe of Primary Employment Areas should be well related to surrounding uses. This matter is already referred to within the criterion. He also proposes that such uses should be permitted where they would bring significant environmental benefits. This consideration would, however, significantly widen the scope for non-employment development in Primary Employment Areas in circumstances where it is vital to retain as much of them as possible in employment use.

7.89 The objector proposes a further criterion (c) to the effect that the non-employment uses must not prejudice the continued use and development of the area for employment use. This is already, effectively, present in the final wording of criterion (b). The cumulative effect of the proposed changes would be to remove the requirement that the non-employment uses must improve the physical relationship between the employment uses and the adjacent uses. This wording is necessary to ensure that any non-employment uses that may be acceptable within Primary Employment Areas do not progressively erode the overall supply of land for B1, B2 and B8 uses. An objector proposes that, to be acceptable, a non-employment use should contribute towards the resolution of an existing problem. This would widen the scope for non-employment development in Primary Employment Areas in circumstances where, as I note above, it is vital to retain as much of them as possible in employment use. For these reasons I conclude that the criteria (a) and (b) of policy EM1A should not be modified.

The need for a reference to Manchester Airport

7.90 An objector argues that Manchester Airport makes a significant contribution to the economy of the north west region and the Greater Manchester area as a whole. This, the objector contends, should be explicitly referred to in the reasoned justification to policy EM1A. The importance of the airport extends to the wider regional and conurbation scale. It is a factor which should, legitimately influence the RPG to which

the UDP should conform, but a specific reference to it within the latter document would be superfluous.

The implications for the trunk road network

7.91 An objector expresses concern that there is no evidence that the LPA has considered and sought to integrate infrastructure and land use matters when preparing the UDP. He argues that an assessment should be carried out of the likely impact of development within Primary Employment Areas on the trunk road network.

7.92 The terms in which policy EM1A is expressed, confirm, however, that development within Primary Employment Areas will be permitted only if there will be no unacceptable impact on highways or road safety. The plan is to be read as a whole. Policy A1A provides that a Transport Assessment will be required for all development that would give rise to a material increase in the volume or other impact of road traffic. The reasoned justification to this policy confirms explicitly that this includes any implications for the trunk road network. These provisions, in my view, provide the safeguard that the objector seeks.

The base date for Table 1

7.93 Table 1 presents all the Primary Employment Areas referred to in the RDD. An objector argues that it is out of date. It does, however, present the employment land supply situation on allocated sites at the end of December 2001. This is sufficiently near to the start of the plan period in April 2002 that it provides a sound basis for the contrast between employment land need and supply which I present in the section of this report which relates to policy EM1.

The relevance of knowledge-based industries

7.94 Policy EM1A and its reasoned justification refer to the role of knowledge-based industries in the regeneration of the local economy. An objector refers to RPG13 (policy EC3) and argues that Wigan is not an appropriate place for these. That policy provides that priority locations for such activities will be in the main conurbations. Wigan is part of the Greater Manchester conurbation.

7.95 The Mersey Belt Study has identified a gap area of sites suitable for knowledge-based businesses in Greater Manchester, centred on Wigan. The 'Wigan South Central' initiative was advanced by the North West Development Agency and the Borough Council to address this. Access to research establishments including universities, higher education institutes and major hospitals, particularly those in the conurbation core, is sufficiently well available via public transport as to be regarded as direct. It would not constrain the beneficial development of such enterprises in the Borough. It is not, therefore, necessary to introduce a sequential approach which would, as an objector suggests, give priority to sites on the basis of their detailed proximity to established centres of research expertise.

7.96 At FDD stage a list of knowledge-based industries was presented as the final element of the reasoned justification to policy EM1A. At RDD stage this was deleted. An objector argues that it should be reinstated. This would, however, cause duplication with the reworded reasoned justification text earlier in that same section.

The merits of designating land as a Primary Employment Area at Chaddock Lane, Astley

7.97 An objector argues that some 17.9ha of land at Chaddock Lane, Astley, should be allocated as a Primary Employment Area with the intention that it would provide some 31,500 sq m of B1, B2 and B8 floor space. Some 8.3ha of the site would be devoted to development and the remainder would be laid out as a parkland setting. The site is a green-field site in agricultural use (grade 3b) located on the north side of Chaddock Lane (A572) some 500m from its junction with the A580 dual carriageway. To the south, across Chaddock Lane, and to the south west, is the already designated Primary Employment Area EM1A9. To the north, across Garrett Lane is more farmland. To the west and east are residential areas containing both houses and schools at their interface with the site.

7.98 The adopted UDP designates the site as ‘other protected land outside the urban area’ under policy OL3. The wording of that policy is proposed to be carried forward, unaltered, as policy GB2 of the RDD. The only change between the two policies is the title. Policy GB2 is entitled ‘Safeguarded Land’. The reasoned justification for policy GB2 explains that safeguarded land comprises sites between the urban area and the green belt which may be required to meet longer term development needs beyond the plan period, without the need to alter the green belt boundary. The designation of such land is intended to strengthen the permanence of green belts as PPG2 advises. PPG2 (paragraph 2.12) confirms that safeguarded land may be required to meet longer term development needs. Annex B of PPG2 advises that such land should be located where future development would be an efficient use of land, well integrated with existing development, and well related to public transport and other existing and planned infrastructure, so promoting sustainable development. Development plans should keep this land free to fulfil its purpose of meeting possible longer term development needs. No development which would prejudice later comprehensive development should be permitted. The designation therefore safeguards land for possible longer term development rather than from development per se. PPG4 (paragraph 6) advises that LPAs should ensure that there is sufficient land available for employment which is readily capable of development and well serviced by infrastructure.

7.99 The objector’s site has been the subject of a planning appeal under s78 of the Town and Country Planning Act 1990, which was determined on the basis of an inquiry held in July 2004. The proposal which was the subject of that appeal was the same as that now made by way of an objection to an omission from the RDD. As part of the preparation for this s78 inquiry, the objector and the LPA prepared a Statement of Common Ground. This confirmed the view of both parties that the Environmental Statement which accompanied the planning application adequately assessed the

significant environmental effects of the development. The form of development shown by the master-plan for the scheme was considered to be satisfactory. The site was agreed to be well located in relation to the major road network and public transport provision. There were no highway objections provided conditions were imposed on a planning permission.

7.100 The proposed development would not create any adverse effects on residential or other amenity that could not be mitigated. In particular there would be no unacceptable harm caused by noise or air quality, provided conditions were imposed. The proposed development would not cause harm to ecological interests provided conditions were imposed. There is no landscape or visual amenity objection to the proposed development. The site does not justify protection because of any special or intrinsic landscape quality. The proposed development would not damage the setting of the two nearby listed buildings of Chaddock Hall or Garrett Hall.

7.101 The scope of this agreement was reinforced at the inquiry into the RDD by the confirmation of the LPA that, if a need for additional employment land allocations could be demonstrated within the Borough for the plan period, there were no other valid arguments against the development of the objector's site for this purpose. The LPA also confirmed what it had already agreed several months earlier in the Statement of Common Ground, i.e. that the only alternative employment sites of significance in the Borough were those that had already been designated as Primary Employment Areas within the RDD. It was explicitly confirmed by the LPA that it did not believe that any outstanding employment land need could be accommodated in existing buildings or on previously developed sites that are not so designated. This stance was confirmed, in practice, by the fact that in the RDD the LPA had considered it necessary to allocate not only green-field land (at the extension to the South Lancashire Industrial Estate, EM1A36) but also land within the adopted green belt (Gibfield, Atherton, EM1A12) to help satisfy the identified need.

7.102 Some 11,000 people live within 1km of the site and 42,500 within 3km. This provides a large potential workforce within walking and cycling distance of the proposal. The LPA agreed with the objector that there are no major infrastructure inhibitions to the site coming forward. In particular, its development is not dependent on the construction of the A5225 road. It could be ready for development by 2008/9 and be fully developed within 4 years of that time.

7.103 Having regard to the matters relating to the requirement for employment land and the likely supply of this in the period to 2016, which I examine in the section of this report which relates to policy EM1, I have concluded that there is a significant shortfall (some 109ha) in the supply of employment land needed to meet requirements during the plan period. Having regard to the terms of the Statement of Common Ground agreed for the s78 inquiry, and the endorsement of that at the inquiry into the RDD, I must conclude both that the allocation for employment of the land at Chaddock Lane is needed and that no interest of acknowledged importance stands in the way of this.

7.104 The decision of the inspector on the recent planning appeal, to refuse planning permission, was taken in the context of the adopted UDP. It was couched in terms which expressly did not fetter my discretion in respect of my consideration of the merits of the RDD. That inspector, among other things, concluded that the employment land in the Borough would be exhausted by 2009. This coincides with my conclusion, expressed in the part of this report which relates to policy EM1, that the identified employment land resource is insufficient to accommodate need for the whole of the plan period. Because I am considering the merits of a planning document which is intended to provide a continuous and effective employment land resource, I must give particular weight to that shortfall. An even earlier planning inquiry into the employment development of this site was held in 1989. That appeal was dismissed, in part because the inspector concluded that there was no need for extra employment land. My own assessment, presented within this report, reaches a very different conclusion.

7.105 An objector argues that the site should be returned to what he contends was its former status of greenbelt. It is designated in the adopted UDP as 'other protected land outside the urban area', however. Policy GB2 carries this policy forward, unaltered, except for its title. Local residents argue that the site has landscape, nature conservation and amenity value, but it benefits from no such designation in the RDD or in the adopted UDP. The open land which comprises the site separates residential areas. Objectors fear that their distinct identities would be lost if the land was developed. The areas surrounding the site are comparable in terms of land uses, building forms, materials and density. There is, in my view, little that distinguishes one settlement from another. In terms of the effect on their intrinsic character little difference would arise from their separation by an employment park as compared to their separation by an area of farm land. They fear that development would harm the setting of the two nearby listed buildings. Both of these lie some distance beyond the site boundary. The development framework for the scheme shows that the impact of development on these can be effectively mitigated by landscaping and the detailed siting of buildings. It is clear that the same factors can prevent harm to the amenity and outlook of the dwellings and the schools that abut the site.

7.106 The local residents express doubt as to the reliability of the traffic assessment referred to in the Statement of Common Ground for the recent s78 inquiry because the recording of vehicle movements was, they say, undertaken at a time when traffic volumes were lower than normal during a holiday period. I note, however, that the only technical highways evidence presented to the RDD inquiry is that of the objector to the omission of the site at Chaddock Lane as a Primary Employment Area. The fact that this appraisal, as summarised in the Statement of Common Ground for the s78 inquiry, was endorsed not only by the LPA but also by the Highways Agency, is an aspect to which I must give weight.

7.107 Local residents question the need for the allocation arguing that most of them commute to work in the conurbation core of Manchester and Salford. The provision of opportunities for the reduction of such journeys, via the enhancement of local

employment potential, is a key element of the promotion of a sustainable pattern of settlement as advocated by national and regional planning guidance.

7.108 Local residents express support for the continued designation of the site as safeguarded land under RDD policy GB2. This, however, is intended to safeguard land for possible longer term development. RDD policy EM1C provides that employment development outside of the identified Primary Employment Areas will be permitted in stated circumstances. In this particular case the LPA has already confirmed that there are no suitable buildings or previously developed land to accommodate it. The LPA has confirmed that there would be no unacceptable environmental or amenity impact, that there would be satisfactory and safe vehicular access and accessibility by a choice of transport modes including public transport. The proposed allocation, therefore, satisfies the terms of the RDD itself. It would help reduce the identified shortfall in employment land in the period to 2016. Because of its accessibility to the A580 dual carriageway it is likely to be attractive to incoming businesses, thereby widening the choice of employment sites in accordance with national and regional planning policies. For all these reasons I conclude that the land at Chaddock Lane, Astley, should be designated as a Primary Employment Area.

Recommendation

I recommend:

(REC 7.7) that the RDD be modified by the designation of land at Chaddock Lane, Astley, as a Primary Employment Area.

(REC 7.8) that no other modification be made to the RDD in response to these objections.