

EM1B RE-USE OF EMPLOYMENT LAND AND BUILDINGS FOR OTHER USES

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
464	O	003	EM	1B	Bispham Hall Brick and Terra Cotta Works	Steven Abbott Associates	WMBC EM1B
466	O	003	EM	1B	Jeffreys Miller Limited	Steven Abbott Associates	WMBC EM1B
525	O	002	EM	1B	SCA Packaging	CPM Consulting Ltd	WMBC EM1B
572	O	012	EM	1B	Peter Sargeant FRTPI		WIGAN MBC 572/A

Draft Deposit Objections Conditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
465	O	003	EM	1B	Bett Homes (North West) Ltd	Hepher Dixon	WMBC EMIB

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
403	O	003	EM	1B	David Ellis	Paul Walton	
424	O	007	EM	1B	Government Office for North West		
457	O	003	EM	1B	Highways Agency		
531	O	002	EM	1B	Weatherall Green and Smith		

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
024	O	016	EM	1B	Mrs M E Fairhurst		WIGAN MBC FOA/A
025	O	004	EM	1B	Philip Fairhurst		WIGAN MBC FOA/A
033	O	007	EM	1B	Miss Winifred Beesley		WIGAN MBC FOA/A
049	O	007	EM	1B	Linda Hickey		WIGAN MBC FOA/A
050	O	007	EM	1B	Robert Hickey		WIGAN MBC FOA/A
053	O	009	EM	1B	Adrian Hurst		WIGAN MBC FOA/A
055	O	007	EM	1B	Mrs M Iredale		WIGAN MBC FOA/A
060	O	004	EM	1B	Anthony Connell		WIGAN MBC FOA/A
060	O	023	EM	1B	Katherine Marsland		WIGAN MBC FOA/A
086	O	007	EM	1B	Susan Melling		WIGAN MBC FOA/A
087	O	007	EM	1B	B Hughes		WIGAN MBC FOA/A
089	O	007	EM	1B	Ms Margaret Dean		WIGAN MBC FOA/A
090	O	008	EM	1B	Karin & Keith Dagnall		WIGAN MBC FOA/A
091	O	013	EM	1B	W Malcolm Cook		WIGAN MBC FOA/A
097	O	012	EM	1B	Mrs K Lees		WIGAN MBC FOA/A
099	O	007	EM	1B	Mr G E Forster		WIGAN MBC FOA/A
100	O	019	EM	1B	Margaret Brooks		WIGAN MBC FOA/A
101	O	018	EM	1B	William Brooks		WIGAN MBC FOA/A
114	O	012	EM	1B	Joan Atherton		WIGAN MBC FOA/A
160	O	007	EM	1B	Amelia Ellen Lavin		WIGAN MBC FOA/A

161	O	005	EM	1B	T Brennan		WIGAN MBC FOA/A
166	O	007	EM	1B	Mr Jack Delaney		WIGAN MBC FOA/A
172	O	007	EM	1B	Gary Crossley		WIGAN MBC FOA/A
172	O	023	EM	1B	Julie Crossley		WIGAN MBC FOA/A
174	O	006	EM	1B	Miss B McKenna		WIGAN MBC FOA/A
177	O	002	EM	1B	Mr D Foster		WIGAN MBC FOA/A
184	O	007	EM	1B	E M Chadwick		WIGAN MBC FOA/A
188	O	004	EM	1B	Josephine Mary Fleming		WIGAN MBC FOA/A
189	O	007	EM	1B	Miss M Topping		WIGAN MBC FOA/A
190	O	007	EM	1B	Sarbari Mukherjee		WIGAN MBC FOA/A
191	O	011	EM	1B	P A Waldrow		WIGAN MBC FOA/A
194	O	011	EM	1B	Lillian Corcoran		WIGAN MBC FOA/A
198	O	018	EM	1B	Mrs Kay Pooke		WIGAN MBC FOA/A
219	O	013	EM	1B	Mrs M P Anten		WIGAN MBC FOA/A
248	O	007	EM	1B	John E Middleton		WIGAN MBC FOA/A
251	O	013	EM	1B	Val Middleton		WIGAN MBC FOA/A
255	O	006	EM	1B	J McLean		WMBC 255 EM1B
293	O	006	EM	1B	A Hamilton		WIGAN MBC FOA/A
295	O	007	EM	1B	P D Hamilton		WIGAN MBC FOA/A
297	O	012	EM	1B	Raymond Sharples		WIGAN MBC FOA/A
301	O	003	EM	1B	Mavis Helena Gale		WIGAN MBC FOA/A
303	O	011	EM	1B	Christine A Jones		WIGAN MBC FOA/A
304	O	014	EM	1B	J S Arkwright		WIGAN MBC FOA/A
308	O	003	EM	1B	M Boardman		WIGAN MBC FOA/A
311	O	003	EM	1B	Bernard Shaw		WIGAN MBC FOA/A
312	O	014	EM	1B	Mary F Shaw		WIGAN MBC FOA/A
314	O	007	EM	1B	Mrs M MacDonald		WIGAN MBC FOA/A
317	O	012	EM	1B	J G Ellison		WIGAN MBC FOA/A
318	O	007	EM	1B	Mr G Daniels		WIGAN MBC FOA/A
319	O	007	EM	1B	Mrs M H Hughes		WIGAN MBC FOA/A
322	O	007	EM	1B	Archibald Smith Tate		WIGAN MBC FOA/A
323	O	007	EM	1B	Norman Edward Rusk		WIGAN MBC FOA/A
325	O	007	EM	1B	Mr John Steele		WIGAN MBC FOA/A
326	O	007	EM	1B	Mrs Janet Steele		WIGAN MBC FOA/A
327	O	007	EM	1B	Neina Woodward		WIGAN MBC FOA/A
328	O	015	EM	1B	Mr A Woodward		WIGAN MBC FOA/A
330	O	013	EM	1B	William Glover		WIGAN MBC FOA/A
332	O	002	EM	1B	David Catterall		WIGAN MBC FOA/A
333	O	005	EM	1B	Geoffrey Powell		WIGAN MBC FOA/A
335	O	017	EM	1B	J F Kearsley		WIGAN MBC FOA/A
339	O	005	EM	1B	Kathryn Pennington		WIGAN MBC FOA/A
407	O	010	EM	1B	Adele Wilkes		WIGAN MBC FOA/A
408	O	004	EM	1B	Gary Wilkes		WIGAN MBC FOA/A
435	O	007	EM	1B	Gordon Catterall		WIGAN MBC FOA/A
436	O	007	EM	1B	Mrs E Johnson		WIGAN MBC FOA/A
446	O	007	EM	1B	C Hilton-Carroll		WIGAN MBC FOA/A
450	O	007	EM	1B	Andre Philip Richard Gorner		WIGAN MBC FOA/A

461	O	009	EM	1B	Ethel Glover		WIGAN MBC FOA/A
493	O	012	EM	1B	William Lovell Verinder		WIGAN MBC FOA/A
494	O	003	EM	1B	Julie L Harrison		WIGAN MBC FOA/A
505	O	007	EM	1B	Mrs C Daington		WIGAN MBC FOA/A
533	O	018	EM	1B	Mrs E A Carter		WIGAN MBC FOA/A
548	O	014	EM	1B	Mrs Sylvia Marion Stitt		WIGAN MBC FOA/A
550	O	004	EM	1B	Belinda Croston		WIGAN MBC FOA/A
572	O	086	EM	1B	Peter Sargeant FRTPI		WIGAN MBC 572/A
573	O	007	EM	1B	Mr A Eaves		WIGAN MBC FOA/A
574	O	007	EM	1B	John Murphy		WIGAN MBC FOA/A
591	O	004	EM	1B	Mr John Makin		WIGAN MBC FOA/A
722	O	005	EM	1B	Bellway Homes (Manchester Division)		WMBC EM1B
747	O	061	EM	1B	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	104	EM	1B	Wigan Borough Action Group		WIGAN MBC 747/A
810	O	020	EM	1B	Mr A Sherman		WIGAN MBC FOA/A
828	O	006	EM	1B	Dorothy Arkwright		WIGAN MBC FOA/A
830	O	004	EM	1B	C Murnan		WIGAN MBC FOA/A
831	O	014	EM	1B	Les Jones		WIGAN MBC FOA/A
833	O	004	EM	1B	S Murphy		WIGAN MBC FOA/A
834	O	004	EM	1B	C Murphy		WIGAN MBC FOA/A
835	O	004	EM	1B	P Murphy		WIGAN MBC FOA/A
836	O	007	EM	1B	Mr C L Pooke		WIGAN MBC FOA/A
837	O	016	EM	1B	Mrs S Whitfield		WIGAN MBC FOA/A
838	O	003	EM	1B	Rachel Webster		WIGAN MBC FOA/A
839	O	004	EM	1B	Gary Oakes		WIGAN MBC FOA/A
840	O	004	EM	1B	Mrs J Sherman		WIGAN MBC FOA/A
858	O	001	EM	1B	Ben McDyre		WMBC EM1B
887	O	002	EM	1B	Mr Charles Christopherson		WIGAN MBC FOA/A
888	O	006	EM	1B	W A Sefton		WIGAN MBC FOA/A
889	O	004	EM	1B	W Boardman		WIGAN MBC FOA/A
890	O	014	EM	1B	Mrs Edith Sefton		WIGAN MBC FOA/A
891	O	004	EM	1B	Mrs Speed		WIGAN MBC FOA/A
892	O	007	EM	1B	Adrian Hughes		WIGAN MBC FOA/A
893	O	005	EM	1B	Mrs M J Rusk		WIGAN MBC FOA/A
894	O	002	EM	1B	Mr John Wilkieson		WIGAN MBC FOA/A
895	O	012	EM	1B	Mrs T Quinn		WIGAN MBC FOA/A
896	O	006	EM	1B	David Tinsley		WIGAN MBC FOA/A
897	O	006	EM	1B	Janet Marjorie Tate		WIGAN MBC FOA/A
898	O	006	EM	1B	Miss T Topping		WIGAN MBC FOA/A
899	O	011	EM	1B	Betty Prescott		WIGAN MBC FOA/A
900	O	010	EM	1B	Mrs J Lodge		WIGAN MBC FOA/A
901	O	005	EM	1B	Alison Hurst		WIGAN MBC FOA/A
902	O	015	EM	1B	S V Lang		WIGAN MBC FOA/A
903	O	008	EM	1B	J A Harrison		WIGAN MBC FOA/A
904	O	008	EM	1B	Dr A M Mukherjee		WIGAN MBC FOA/A
905	O	014	EM	1B	Mrs H J Hughes		WIGAN MBC FOA/A
906	O	006	EM	1B	Frank Stringfellow		WIGAN MBC FOA/A

907	O	006	EM	1B	Ida Rylance		WIGAN MBC FOA/A
908	O	006	EM	1B	William J Rylance		WIGAN MBC FOA/A
909	O	006	EM	1B	J Butcher		WIGAN MBC FOA/A
910	O	006	EM	1B	Mrs Kathleen F Brown		WIGAN MBC FOA/A
911	O	006	EM	1B	D Ball		WIGAN MBC FOA/A
912	O	006	EM	1B	Mr R Banks		WIGAN MBC FOA/A
913	O	006	EM	1B	J Houghton		WIGAN MBC FOA/A
914	O	006	EM	1B	C Macdonald		WIGAN MBC FOA/A
915	O	004	EM	1B	Jacqueline Sheehan		WIGAN MBC FOA/A
916	O	007	EM	1B	Maureen Smith		WIGAN MBC FOA/A
917	O	016	EM	1B	Mrs P A Tushingham		WIGAN MBC FOA/A
918	O	010	EM	1B	Gladys Wilkes		WIGAN MBC FOA/A
919	O	011	EM	1B	P A Waldron		WIGAN MBC FOA/A
920	O	006	EM	1B	Mr R G Bradshaw		WIGAN MBC FOA/A
921	O	009	EM	1B	D Ellison		WIGAN MBC FOA/A
922	O	016	EM	1B	Richard Andrew Corless		WIGAN MBC FOA/A
923	O	007	EM	1B	Jeffrey Cook		WIGAN MBC FOA/A
924	O	003	EM	1B	Maureen Corless		WIGAN MBC FOA/A
925	O	013	EM	1B	I Cotham		WIGAN MBC FOA/A
926	O	013	EM	1B	Margaret Catterall		WIGAN MBC FOA/A
927	O	012	EM	1B	Vincent Corcoran		WIGAN MBC FOA/A
928	O	002	EM	1B	Philip Holt		WIGAN MBC FOA/A
929	O	005	EM	1B	A Horton		WIGAN MBC FOA/A
930	O	016	EM	1B	Mr A J Horton		WIGAN MBC FOA/A
931	O	006	EM	1B	C P Simpson		WIGAN MBC FOA/A
932	O	006	EM	1B	G Brash		WIGAN MBC FOA/A
933	O	006	EM	1B	Bernard H Shorrocks		WIGAN MBC FOA/A
934	O	006	EM	1B	Brenda Ryan		WIGAN MBC FOA/A
935	O	006	EM	1B	Mrs K Marsh		WIGAN MBC FOA/A
936	O	006	EM	1B	Mrs A Cordell		WIGAN MBC FOA/A
937	O	006	EM	1B	F Murtagh		WIGAN MBC FOA/A
938	O	006	EM	1B	Mrs Vivien Rigby		WIGAN MBC FOA/A
939	O	003	EM	1B	Doreen Sharples		WIGAN MBC FOA/A
940	O	001	EM	1B	David Pennington		WIGAN MBC FOA/A
941	O	006	EM	1B	Mrs J Tushingham		WIGAN MBC FOA/A
942	O	004	EM	1B	Mr A Tushingham		WIGAN MBC FOA/A
943	O	009	EM	1B	Marilyn Riding		WIGAN MBC FOA/A
944	O	006	EM	1B	Edward Ryan		WIGAN MBC FOA/A
945	O	006	EM	1B	Ann Gorner		WIGAN MBC FOA/A
946	O	006	EM	1B	Ben Daniel Gorner		WIGAN MBC FOA/A
947	O	006	EM	1B	Gabrielle Maria Gorner		WIGAN MBC FOA/A
948	O	002	EM	1B	Sheila Jones		WIGAN MBC FOA/A
949	O	003	EM	1B	Gary W Jones		WIGAN MBC FOA/A
950	O	011	EM	1B	Allan Jones		WIGAN MBC FOA/A
951	O	006	EM	1B	Mr Michael W Kelly		WIGAN MBC FOA/A
952	O	013	EM	1B	Mrs V Kelly		WIGAN MBC FOA/A
953	O	012	EM	1B	J A Pendlebury		WIGAN MBC FOA/A

954	O	013	EM	1B	P J Pendlebury		WIGAN MBC FOA/A
955	O	001	EM	1B	S Leonard		WIGAN MBC FOA/A
956	O	012	EM	1B	Harry Millington		WIGAN MBC FOA/A
957	O	001	EM	1B	Patricia A Donnelly		WIGAN MBC FOA/A
958	O	005	EM	1B	Mary E Shorroek		WIGAN MBC FOA/A
959	O	016	EM	1B	Mrs Heather Williams		WIGAN MBC FOA/A
960	O	006	EM	1B	Mrs P A Grimshaw		WIGAN MBC FOA/A
961	O	016	EM	1B	Mrs Doreen Glover		WIGAN MBC FOA/A
962	O	005	EM	1B	Teresa Garland		WIGAN MBC FOA/A
963	O	015	EM	1B	Karen Gibson		WIGAN MBC FOA/A
964	O	001	EM	1B	A Pennington		WIGAN MBC FOA/A
965	O	007	EM	1B	F Heaton		WIGAN MBC FOA/A
966	O	010	EM	1B	Eileen Critchley		WIGAN MBC FOA/A
967	O	010	EM	1B	Mrs Eryl Cross		WIGAN MBC FOA/A
968	O	007	EM	1B	Roger K Dandridge		WIGAN MBC FOA/A
969	O	012	EM	1B	R J Brown		WIGAN MBC FOA/A
970	O	015	EM	1B	Norah Bradshaw		WIGAN MBC FOA/A
971	O	013	EM	1B	Mrs K Birkett		WIGAN MBC FOA/A
972	O	009	EM	1B	Debbie Gaynor		WIGAN MBC FOA/A
973	O	003	EM	1B	Margaret Cook		WIGAN MBC FOA/A
974	O	015	EM	1B	Mrs P M Forster		WIGAN MBC FOA/A
975	O	013	EM	1B	Mrs Edna Brown		WIGAN MBC FOA/A
976	O	013	EM	1B	Mrs T Wood		WIGAN MBC FOA/A
977	O	004	EM	1B	Anne Maliczewski		WIGAN MBC FOA/A
978	O	009	EM	1B	Mr J W Fleming		WIGAN MBC FOA/A
979	O	012	EM	1B	Mr Stanley L Brown		WIGAN MBC FOA/A
980	O	012	EM	1B	Jean Haddock		WIGAN MBC FOA/A
981	O	011	EM	1B	A M Catterall		WIGAN MBC FOA/A
982	O	011	EM	1B	Mrs Kinsella		WIGAN MBC FOA/A
983	O	004	EM	1B	Mrs Sheila Majakari		WIGAN MBC FOA/A
984	O	002	EM	1B	D Glover		WIGAN MBC FOA/A
985	O	010	EM	1B	W MacDonald		WIGAN MBC FOA/A
986	O	006	EM	1B	Joan Quick		WIGAN MBC FOA/A
987	O	006	EM	1B	Anthony Quick		WIGAN MBC FOA/A
988	O	006	EM	1B	Miss A L Prescott		WIGAN MBC FOA/A
989	O	006	EM	1B	Mrs B Prescott		WIGAN MBC FOA/A
990	O	006	EM	1B	Barbara Parkinson		WIGAN MBC FOA/A
991	O	006	EM	1B	Marian Ochwat		WIGAN MBC FOA/A
992	O	006	EM	1B	Stefan Ochwat		WIGAN MBC FOA/A
993	O	007	EM	1B	George Swindell		WIGAN MBC FOA/A
994	O	006	EM	1B	Hazel Louise Gorner		WIGAN MBC FOA/A
995	O	006	EM	1B	Andrew Gaynor		WIGAN MBC FOA/A
996	O	005	EM	1B	Patricia M Shannon		WIGAN MBC FOA/A
997	O	006	EM	1B	Dinah Middleton		WIGAN MBC FOA/A
998	O	006	EM	1B	J Fairhurst		WIGAN MBC FOA/A
999	O	006	EM	1B	T Doyle		WIGAN MBC FOA/A
A01	O	006	EM	1B	Anna Louise Calder		WIGAN MBC FOA/A

A02	O	006	EM	1B	Peter Cains Butchers		WIGAN MBC FOA/A
A03	O	006	EM	1B	Linda Croston		WIGAN MBC FOA/A
A04	O	006	EM	1B	Jane Moore		WIGAN MBC FOA/A
A05	O	006	EM	1B	Friends of Ashton		WIGAN MBC A05/A
A06	O	006	EM	1B	Mrs Hilary Davies		WIGAN MBC FOA/A
A07	O	006	EM	1B	Paula Jayne Green		WIGAN MBC FOA/A
A08	O	006	EM	1B	Joseph Garland		WIGAN MBC FOA/A
A09	O	006	EM	1B	Mr James Crook		WIGAN MBC FOA/A
A10	O	006	EM	1B	Mr John Crook		WIGAN MBC FOA/A
A11	O	006	EM	1B	B Carney		WIGAN MBC FOA/A
A12	O	006	EM	1B	Frank Brown		WIGAN MBC FOA/A
A13	O	006	EM	1B	Mr J Bentham		WIGAN MBC FOA/A
A14	O	006	EM	1B	M Withington		WIGAN MBC FOA/A
A15	O	006	EM	1B	Helen Whalley		WIGAN MBC FOA/A
A16	O	006	EM	1B	Wilyam James Wilkes		WIGAN MBC FOA/A
A17	O	006	EM	1B	Joanne Young		WIGAN MBC FOA/A
A18	O	006	EM	1B	John G Bradshaw		WIGAN MBC FOA/A
A19	O	006	EM	1B	G Sheedy		WIGAN MBC FOA/A
A20	O	006	EM	1B	Jayne Johnson		WIGAN MBC FOA/A
A21	O	006	EM	1B	Mrs I B Eaves		WIGAN MBC FOA/A
A22	O	006	EM	1B	Greta Kearsley		WIGAN MBC FOA/A
A23	O	006	EM	1B	Margaret Thompson		WIGAN MBC FOA/A
A24	O	006	EM	1B	Richard Prescott		WIGAN MBC FOA/A
A25	O	006	EM	1B	John Melling		WIGAN MBC FOA/A
A26	O	006	EM	1B	Yvonne Harrison		WIGAN MBC FOA/A
A27	O	006	EM	1B	I R Clarence		WIGAN MBC FOA/A
A28	O	006	EM	1B	Mr P Majakari		WIGAN MBC FOA/A
A29	O	006	EM	1B	Brenda Edwards		WIGAN MBC FOA/A
A30	O	006	EM	1B	Alan Edwards		WIGAN MBC FOA/A
A31	O	006	EM	1B	Mrs M McKechnie		WIGAN MBC FOA/A
A32	O	006	EM	1B	Alan Hurst		WIGAN MBC FOA/A
A33	O	006	EM	1B	Thomas Hughes		WIGAN MBC FOA/A
A34	O	006	EM	1B	K Hilton		WIGAN MBC FOA/A
A35	O	005	EM	1B	Albert Atherton		WIGAN MBC FOA/A
A36	O	006	EM	1B	Julia Allen		WIGAN MBC FOA/A
A37	O	003	EM	1B	B Potter		WIGAN MBC FOA/A
A38	O	002	EM	1B	Mrs K W Parker		WIGAN MBC FOA/A
A39	O	006	EM	1B	Barbara Hodgkinson		WIGAN MBC FOA/A
A40	O	010	EM	1B	F W Appleton		WIGAN MBC FOA/A
A41	O	015	EM	1B	Alastair Stitt		WIGAN MBC FOA/A
A42	O	012	EM	1B	Ian Campbell		WIGAN MBC FOA/A
A43	O	006	EM	1B	Allen James Johnson		WIGAN MBC FOA/A
A44	O	004	EM	1B	Mr A Simpson		WIGAN MBC FOA/A
A45	O	010	EM	1B	Mr Robert Richard Hughes		WIGAN MBC FOA/A
A46	O	003	EM	1B	Paul A Tushingam		WIGAN MBC A05/A
A47	O	008	EM	1B	Mrs I Prescott		WIGAN MBC FOA/A
A48	O	009	EM	1B	Mrs Carol Spencer		WIGAN MBC FOA/A

A49	O	005	EM	1B	E J Clarence		WIGAN MBC FOA/A
A50	O	013	EM	1B	Michael David Iredale		WIGAN MBC FOA/A
A51	O	006	EM	1B	Warren Pennington		WIGAN MBC FOA/A
A52	O	015	EM	1B	Beryl Helsby		WIGAN MBC FOA/A
A53	O	008	EM	1B	Geoffrey MacDonald		WIGAN MBC FOA/A
A54	O	005	EM	1B	Andrea Hilton		WIGAN MBC FOA/A
A55	O	005	EM	1B	W Carney		WIGAN MBC FOA/A
A56	O	009	EM	1B	M Owen		WIGAN MBC FOA/A
A57	O	014	EM	1B	Matthew Tushingham		WIGAN MBC FOA/A
A58	O	006	EM	1B	W D Gibson		WIGAN MBC FOA/A
A59	O	006	EM	1B	Pauline Campbell		WIGAN MBC FOA/A
A60	O	005	EM	1B	R Huyton – Ashton Cycles		WIGAN MBC FOA/A
A61	O	006	EM	1B	Alan Dean		WIGAN MBC FOA/A
A62	O	006	EM	1B	D Cunliffe		WIGAN MBC FOA/A
A63	O	006	EM	1B	Paula Cunliffe		WIGAN MBC FOA/A
A64	O	008	EM	1B	Angela Catterall		WIGAN MBC FOA/A
A65	O	006	EM	1B	George Croston		WIGAN MBC FOA/A
A66	O	006	EM	1B	Cyril Catterall		WIGAN MBC FOA/A
A67	O	006	EM	1B	Steven Sheehan		WIGAN MBC FOA/A
A68	O	006	EM	1B	Bernard Mattison		WIGAN MBC FOA/A
A69	O	006	EM	1B	A I Bullough		WIGAN MBC FOA/A
A70	O	006	EM	1B	Mrs Dawn Wilson		WIGAN MBC FOA/A
A71	O	006	EM	1B	Mrs K Maddocks		WIGAN MBC FOA/A
A72	O	006	EM	1B	R F Bullough		WIGAN MBC FOA/A
A73	O	006	EM	1B	Cissie Garston		WIGAN MBC FOA/A
A74	O	008	EM	1B	George McCathie		WIGAN MBC FOA/A
A75	O	006	EM	1B	Susan Holt		WIGAN MBC FOA/A
A76	O	006	EM	1B	David Thompson		WIGAN MBC FOA/A
A77	O	006	EM	1B	Natalie Gibson		WIGAN MBC FOA/A
A78	O	006	EM	1B	Mr S J Winstanley		WIGAN MBC FOA/A
A79	O	006	EM	1B	Mr P Redmond		WIGAN MBC FOA/A
A80	O	006	EM	1B	Mrs M Leyland		WIGAN MBC FOA/A
A81	O	006	EM	1B	Mrs H M Francis		WIGAN MBC FOA/A
A82	O	006	EM	1B	Mrs J Smith		WIGAN MBC FOA/A
A83	O	006	EM	1B	J Marsh		WIGAN MBC FOA/A
A84	O	006	EM	1B	Derek Woods		WIGAN MBC FOA/A
A85	O	006	EM	1B	Mrs Sheila Dandridge		WIGAN MBC FOA/A
A86	O	006	EM	1B	Mrs M Johnson		WIGAN MBC FOA/A
A87	O	006	EM	1B	Freda Woods		WIGAN MBC FOA/A
A88	O	006	EM	1B	Daniel Gibson		WIGAN MBC FOA/A
A89	O	005	EM	1B	Roy Calder		WIGAN MBC FOA/A
A90	O	006	EM	1B	Mrs M Crossley		WIGAN MBC FOA/A
A91	O	006	EM	1B	Valerie Middleton		WIGAN MBC FOA/A
A92	O	006	EM	1B	Mrs H Harris		WIGAN MBC FOA/A
A93	O	006	EM	1B	M W Doyle		WIGAN MBC FOA/A
A94	O	001	EM	1B	Mr L Prescott		WIGAN MBC FOA/A
A95	O	006	EM	1B	W A Payne		WIGAN MBC FOA/A

A96	O	006	EM	1B	P J Huyton – Ashton Cycles		WIGAN MBC FOA/A
A97	O	006	EM	1B	D A Payne		WIGAN MBC FOA/A
A98	O	006	EM	1B	Mrs Hilda Payne		WIGAN MBC FOA/A
A99	O	003	EM	1B	Lisa Greenhalgh		WIGAN MBC FOA/A
B01	O	005	EM	1B	J McDougall		WIGAN MBC FOA/A
B02	O	005	EM	1B	W J McDougall		WIGAN MBC FOA/A
B03	O	005	EM	1B	D J Holden		WIGAN MBC FOA/A
B04	O	003	EM	1B	George Conway		WIGAN MBC FOA/A
B05	O	005	EM	1B	E Brash		WIGAN MBC FOA/A
B30	O	010	EM	1B	Mr Kinsella		WIGAN MBC FOA/A
B31	O	007	EM	1B	William E Coyle		WIGAN MBC FOA/A
B32	O	006	EM	1B	Kathleen Jones		WIGAN MBC FOA/A

Note

This policy is subject to DINC12.

Objection 525/002 is dealt with in the section of this report which relates to policy EM1A32.

Main Issues

Whether this policy is appropriate, having regard to:

- the clarity with which it expresses its intended role;
- the relationship of the policy to the monitoring target;
- the scope for housing and mixed-use development on existing employment sites;
- the relationship between policies EM1B and GB1E;
- the size threshold for small sites.

Inspector's Considerations and Conclusions

The clarity with which it expresses its intended role

7.240 RDD policy EM1B presents the circumstances in which the loss of an employment site other than within a Primary Employment Area (either premises currently in employment use or last in such use) is acceptable. Objectors argue that its wording is not clear. When read together with the first paragraph of the reasoned justification which was inserted at RDD stage, its meaning is perfectly clear. This paragraph clarifies the circumstances where resort will be had to the policy, is explicit about what it deals with and what it does not, and defines key terms used within it. In particular, the structure of the policy and the use of the word 'or' between its various elements clarifies that only one of the stated circumstances must be demonstrated. For this reason the criteria of the policy cannot be regarded as unduly stringent. I conclude that no further clarification of the policy is necessary.

The relationship of the policy to the monitoring target

7.241 An objector argues that clause (h) of policy EM1B should be qualified to the effect that any development permitted under its terms should not result in the monitoring target for employment land being exceeded. That target is not an upper limit on annual employment development, but an annual average. Such a restriction would, therefore, be inappropriate.

7.242 An objector argues that the first five words of clause (h) are redundant. I concur that they duplicate the final element of the first paragraph of the policy. Clause (h) which was inserted at RDD stage, does furthermore, duplicate clause (f). The LPA proposes, via DINC12, to delete clause (h). I conclude that this is necessary in the interests of promoting the concise presentation of policy.

7.243 Clause (f) requires a need to be demonstrated for the proposed re-use. This is a reasonable requirement given the importance of maintaining land in employment use. Even if a need could not be shown, however, the policy is sufficiently flexible that a scheme of redevelopment can be justified if any of the other criteria are satisfied. I conclude that policy EM1B seeks, quite properly, to ensure that decisions on the development and use of existing employment land are taken on the basis of reasoned argument related to interests of acknowledged importance.

The scope for housing and mixed-use development on existing employment sites

7.244 Objectors argue that housing and mixed-use development is a desirable prospect for a number of existing employment sites. Having regard to the contrast between requirement for employment land and its likely effective supply, which I present in the section of this report which relates to policy EM1, there is a need not only for the identification of more employment land but, consistent with this, a need to retain existing employment sites in that use so long as this conforms to other interests of acknowledged importance.

7.245 The criteria of policy EM1B relate to need for employment uses, impact on amenity, the safe and free flow of traffic and the retention of buildings of architectural or historic interest. Account is taken of the need for partial development for non-employment uses to enable the retention of a majority of the site in employment use. The need for the alternative use is also considered and the scope for this to outweigh the loss of employment land. The criteria of policy EM1B are presented as alternatives. Only one of them has to be demonstrated in order to justify a scheme. In my view the policy, while necessarily seeking to retain land in employment use, provides adequate scope for alternative uses to be justified by a prospective developer.

The relationship between policies EM1B and GB1E

7.246 Objectors, at FDD stage, argue that policy EM1B should not be applied to employment sites that are identified as major developed sites in the green belt under

policy GB1E. The LPA concurs and, at RDD stage, confirms this in the final paragraph of the reasoned justification to policy EM1B. I conclude that this satisfies the concerns of the objector.

The size threshold for small sites

7.247 RDD policy EM1B provides that an acceptable circumstance in which employment land may be lost to other uses is where (criterion 'g') it is a small site below, at or around 0.4ha that is physically isolated from other employment sites. An objector notes that 0.4ha is the same as 1.0 acres. He argues that it is not appropriate to perpetuate the use of non-metric measures in policy documents. The important matter is the appropriate size threshold for the operation of this policy. No evidence has been presented to indicate that 0.4ha is inappropriate and should be varied. The measure is expressed in the policy in metric terms. I conclude that there is no basis for modifying this aspect of the policy.

Recommendation

I recommend:

(REC 7.35) that the RDD be modified by the deletion of clause (h) of policy EM1B in accordance with DINC12.

(REC 7.36) that no other modification be made to the RDD in response to these objections.

EM1C EMPLOYMENT DEVELOPMENT OUTSIDE PRIMARY EMPLOYMENT AREAS

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	013	EM	1C	Peter Sargeant FRTPI		WIGAN MBC 572/A
583	O	009	EM	1C	Peel Investments (North) Ltd	Halliwell Landau	WMBC 583 EM1C

Draft Deposit Objections Conditionally Withdrawn

Ref No	a	B	c	d	Name	Agent	Response Ref.
433	O	001	EM	1C	Chorley Borough Council		WMBC 433 EM/S

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
424	O	008	EM	1C	Phil Lally		

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
096	O	015	EM	1C	Lane Head South Residents Group		WMBC 096 Lane
572	O	087	EM	1C	Peter Sargeant FRTPI		WIGAN MBC 572/A
747	O	092	EM	1C	Wigan Borough Action Group		WIGAN MBC 747/A

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
418	S	001	EM	1C	GMPTE		

Main Issues

Whether this policy is appropriate, having regard to:

- the scope of the policy;
- the relationship between policy EM1C and RPG13;
- the relevant area of search;
- the need for cross-references to other policies.

Inspector's Considerations and Conclusions

The scope of the policy

7.248 Policy EM1C provides that employment development outside of the Primary Employment Areas, including redevelopment or changes of use at, or extensions to, existing premises will be permitted provided that stated criteria are satisfied. An objector argues that the policy and/or its reasoned justification should make it clear that it is appropriate to take into account the range of employment requirements that exist in the

Borough. The reasoned justification to policy EM1C confirms that it applies to all employment development and changes of use to employment uses outside the Primary Employment Areas both on sites in or last in employment use and on other sites. It, therefore, applies to all employment proposals including on new sites that have never previously been in employment use. The second paragraph of the reasoned justification confirms that these include green-field sites.

The relationship between policy EM1C and RPG13

7.249 Objectors, at FDD stage, express concern that policy EM1C does not conform to the advice of RPG13 (policy DP1). At RDD stage the sequential approach of that policy was incorporated as criteria (i) and (ii) of policy EM1C. I conclude that this satisfies their concerns.

The relevant area of search

7.250 Objectors variously argue that the policy should operate on the basis of the Borough as a whole or on the basis of sub-market areas within the Borough. The basis on which the area of search for existing buildings and previously developed land would be identified is presented in policy EM1C. The reasoned justification confirms that for proposed development on green-field sites the area of search within which the availability of alternative sites will be considered will be principally determined by an understanding of the operational needs of the company.

7.251 An objector argues that the policy should apply to all employment proposals, including speculative development, not just those made by specific companies. The first sentence of the first paragraph of the reasoned justification confirms that the policy is to apply to all employment development outside Primary Employment Areas. In the interests of consistency the first sentence of the second paragraph of the reasoned justification should be modified to conform to this. An objector argues that regard should be had to the markets the development is to serve. This is referred to in the second sentence of the second paragraph of the reasoned justification.

7.252 The reasoned justification to policy EM1C informs that, for proposed development on green-field sites, the area of search within which the availability of alternative sites will be considered is likely to include the relevant township and adjacent townships. For larger developments it could include the whole of the Borough. An objector argues that the term 'township' is an undefined expression which has the potential to cause confusion. The area of the Borough is, however, composed of a number of consolidated urban areas of various sizes separated by more open areas. It is readily apparent from a map which areas should be regarded as the relevant township in any particular case.

7.253 An objector argues that the area of search may or may not include substantial parts of the Borough. The wording of the reasoned justification envisages a flexible approach ranging from an individual township to the Borough as a whole. An objector

notes that for major developments there should be good access to public transport and the strategic road system. The plan is to be read as a whole. Policies A1, A1A and A1B deal with these aspects.

The need for cross-references to other policies

7.254 Objectors advocate that policy EM1C should confirm that development will not be permitted on safeguarded land. The plan should be read as a whole, however, in conformity with the advice of PPG12 that such documents should be succinct. The approach to the control of development on safeguarded land is set out in policy GB2.

Recommendation

I recommend:

(REC 7.37) that the RDD be modified by the deletion of the first sentence of the second paragraph of the reasoned justification to policy EM1C and its replacement as follows. ‘For proposed development on green-field sites, the areas of search within which the availability of alternative sites will be considered will be principally determined by an understanding of the economic role which the development will serve.’

(REC 7.38) that no other modification be made to the RDD in response to these objections.

EM1D OFFICES

Objections to Draft Deposit Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
424	O	009	EM	1D	Government Office for North West		

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
568	O	006	EM	1D	Northwest Development Agency		WMBC EM1D
572	O	088	EM	1D	Peter Sargeant FRTPi		WIGAN MBC 572/A
747	O	086	EM	1D	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	087	EM	1D	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	088	EM	1D	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	089	EM	1D	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	090	EM	1D	Wigan Borough Action Group		WIGAN MBC 747/A
747	O	091	EM	1D	Wigan Borough Action Group		WIGAN MBC 747/A

Revised Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
532	O	007	EM	1D	Waterside Property Investments	Mike Ralph	
735	O	001	EM	1D	Steven Cook		

Revised Deposit Objections Conditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
582	O	017	EM	1D	Taylor Woodrow Developments	Michael Courcier and Partners Ltd	WMBC 582/A
583	O	039	EM	1D	Peel Investments (North) Ltd	Halliwell Landau	WMBC EM1D

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
418	S	002	EM	1D	GMPTE		

Note

This policy is subject to DINC13.

Main Issues

Whether this policy is appropriate, having regard to:

- the clarity of the policy wording;
- the relevance of land values;
- the meaning of key phrases;

- the structure of the reasoned justification.

Inspector's Considerations and Conclusions

The clarity of the policy wording

7.255 RDD policy EM1D provides that office developments which are likely to generate significant numbers of trips will be permitted in or adjacent to town centres and in other locations that are, or are capable of being, highly accessible by a choice of means of transport, including public transport, walking and cycling. Such development will not be permitted in other locations unless a commitment is secured through an approved travel plan to ensure that appropriate measures are put in place, before the development is occupied, to make it highly accessible.

7.256 Objectors identify the absence of the necessary word 'not' from the second paragraph of policy EM1D. In its absence the policy is incomprehensible. The LPA concurs that this should be inserted in order to give the text its intended meaning. It proposes DINC13 to achieve this. I conclude that, because it would secure the intended meaning of the policy, the RDD should be modified to reflect DINC13.

7.257 Objectors argue that the word 'only', which was deleted from the policy at RDD stage, should be reinserted. That word has, however, been rendered superfluous by the insertion of the second paragraph of the policy at RDD stage.

The relevance of land values

7.258 The reasoned justification to policy EM1D identifies potential benefits in developing offices in out-of centre-locations. It notes that the key to this is comparative land values. An objector considers this factor to be of no relevance. The LPA does, however, demonstrate that the average cost of employment land in Wigan is significantly lower than in other nearby Boroughs with which Wigan competes for employment development. Because of the relationship of land costs to total development costs the LPA is right to identify this factor as potentially giving the Borough a comparative advantage.

7.259 An objector argues that the policy should acknowledge the role that offices can play as part of mixed-use schemes within residential development. The first paragraph of the reasoned justification, as inserted at RDD stage, does direct attention to the policies which are relevant to the consideration of employment proposals (including offices) in various types of location.

The meaning of key phrases

7.260 The reasoned justification to policy EM1D clarifies that it relates to office developments that are likely to generate significant numbers of trips. An objector argues that the use of this term introduces a measure of uncertainty. He advocates that it be

deleted. The phrase is, however, standard terminology taken directly from RPG13 (policy EC8).

The structure of the reasoned justification

7.261 An objector argues that the single paragraph which comprised the reasoned justification at FDD stage should be reinstated. This was deleted at RDD stage and replaced by five paragraphs which provide a much fuller explanation of the policy without removing reference to any of the detailed elements presented within the deleted text. This same objector argues that the wording 'public transport' should be replaced by 'predominantly accessible by public transport'. This would obscure the meaning of the relevant sentence in which 'public transport' is referred to as one of a number of equally relevant sustainable transport modes.

Recommendation

I recommend:

(REC 7.39) that the RDD be modified by the insertion of the word 'not' between the words 'are' and 'highly' in the first line of the second paragraph of policy EM1D in accordance with DINC13.

(REC 7.40) that no other modification be made to the RDD in response to these objections.

EM1E MOTOR VEHICLE SERVICING, REPAIRS, HIRE AND SALES

Objections to Draft Deposit

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	14	EM	1E	Peter Sargeant FRTPI		
684	O	002	EM	1E	Johnston Press Plc	Rapleys	

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
253	S	003	EM	1E	MSF Motor Group Limited	CgMs Ltd	

EM1F RESTRICTION OF INDUSTRIAL DEVELOPMENT - FORMER MAYPOLE COLLIERY SITE

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
563	O	001	EM	1F	Abram Alloys	Turley Associates	WMBC 563 EM1F

Main Issue

Whether this policy is appropriate, having regard to the nature of the additional traffic to be controlled.

Inspector's Considerations and Conclusions

7.262 Policy EM1F provides that the development or change of use of land or buildings for employment uses at the site of the former Maypole Colliery, Abram, will be permitted only if stated criteria are satisfied. Among these is that there will be no additional traffic to or from the site via Park Lane. The reasoned justification informs that the junction of Park Lane and Warrington Road has limited capacity and is substandard for heavy goods vehicles. Industrial traffic has given rise to considerable amenity problems for dwellings on Park Lane and in the surrounding area.

7.263 The objector argues that, because the only noted traffic problem relates to heavy goods vehicles and industrial traffic, it is wrong to express the criterion of the policy in terms of additional traffic generally. The LPA's preferred scenario is for the site to be comprehensively redeveloped for housing. If this was done there would have to be little or no increase in traffic along Park Lane relative to existing and most recent uses unless the Park Lane/Warrington Road junction was improved to an appropriate standard.

7.264 The residential development of this site is a longer term aspiration of the LPA, however. Policy EM1F is framed to deal expressly with proposals for the development of the site for employment uses. In this context the LPA confirms that it is only the heavy goods vehicles and industrial traffic which cause problems. It is, therefore, appropriate that this is reflected in the policy wording.

Recommendation

I recommend:

(REC 7.41) that the RDD be modified by the insertion of the words 'heavy goods vehicles and industrial' between the words 'additional' and 'traffic' in criterion (a) of policy EM1F.

(REC 7.42) that no other modification be made to the RDD in response to this objection.

EM1G MIXED USE DEVELOPMENT - FORMER BICKERSHAW COLLIERY SITE

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
247	O	001	EM	1G	Austin Smith		WMBC EM1G
394	O	001	EM	1G	Jacqueline Roberts		WMBC EM1G
457	O	004	EM	1G	Highways Agency		WMBC EM1G
725	O	002	EM	1G	United Utilities and Properties Services		WMBC EM1G

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
424	O	010	EM	1G	Government Office for North West		

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	089	EM	1G	Peter Sargeant FRTPI		WIGAN MBC 572/A

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
176	S	001	EM	1G	Wigan and District Ramblers Association		
418	S	003	EM	1G	GMPTE		
437	S	011	EM	1G	NWTB	Paul Butler Associates	

Supporters of Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
176	S	011	EM	1G	Wigan and District Ramblers Association		

Main Issues

Whether this policy is appropriate, having regard to:

- the contribution of the site to a sustainable pattern of settlement;
- the effect of the policy on the safe and free flow of traffic;
- the reference to surface water run-off.

Inspector's Considerations and Conclusions

The contribution of the site to a sustainable pattern of settlement

7.265 Policy EM1G provides that part of the former Bickershaw Colliery site is allocated for a comprehensive mixed-use redevelopment comprising employment uses

and housing with potential for canal-side and associated leisure and tourism uses. The policy presents various measures that proposals must conform to.

7.266 An objector questions whether the site should properly be regarded as within the urban area and whether it is accessible by public transport. The site is shown as within the defined urban area on the proposals map of the adopted UDP. It is no further from the retail centre and public transport hub of Leigh than other developed parts of that settlement. At present, three bus services per hour either pass the site or within 330m of it. In any case, clause (d) of policy EM1G requires, as a precondition of obtaining planning permission, that a Transport Assessment be undertaken and that measures be carried out or funded to, among other things, improve accessibility by walking, cycling and public transport. For these reasons I conclude that, if developed, this site will contribute towards a sustainable pattern of settlement.

The effect of the policy on the safe and free flow of traffic

7.267 Objectors argue that the proposed mixed-use development will increase traffic along already congested routes. They propose additional accesses via Crankwood Road or Bickershaw Lane. A further objector expresses concern that there is potential for a significant increase in traffic levels on the trunk road network.

7.268 The policy itself (clause 'd') requires that a Transport Assessment be undertaken and that associated highway works or other measures be carried out or funded as a requirement of development. These other measures are to include traffic management and measures to improve accessibility by walking, cycling and public transport. This clause of policy EM1G supplements policy A1A which provides that a Transport Assessment will be required for all proposed developments or changes of use that would give rise to a material increase in the volume or other impact of road traffic. The reasoned justification to this policy confirms that the coverage and detail of a Transport Assessment should reflect the scale and likely transport impacts of the development proposed, including any implications for the trunk road network. I conclude that these policies provide sufficient security that planning permission would not be granted for a scheme to implement policy EM1G if it would cause demonstrable harm to the safe and free flow of traffic including that on the trunk road network.

7.269 The suggested access via Crankwood Road would be inappropriate. This highway is, in part, un-adopted. It is blocked to through traffic to prevent its use as a 'rat run' between Wigan, Platt Bridge, Ashton and Leigh. Opening it to traffic would have an adverse impact on the residents of Crankwood. Bickershaw Lane is too remote to provide a viable access.

The reference to surface water run-off

7.270 Clause (e) of policy EM1G provides that proposals for the development of the site must incorporate measures to prevent surface water run-off increasing the risk of flooding or adversely affecting the water environment. An objector argues that this could be

interpreted as a requirement for sustainable urban drainage systems. If so, a specific reference should be made to this and to the current policy of the objector on this matter.

7.271 Clause (e) is worded in general terms. Sustainable urban drainage systems may or may not be the chosen method of securing its objective in a particular case. I conclude that this level of generality is appropriate at development plan stage because it allows scope for individual design solutions to particular problems.

Recommendation

I recommend:

(REC 7.43) that no modification be made to the RDD in response to these objections.

EM1H MIXED USE DEVELOPMENT - WIGAN PIER QUARTER

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
682	O	003	EM	1H	English Nature		WMBC 682/A

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
291	O	001	EM	1H	David Finch		

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
682	O	024	EM	1H	English Nature		WMBC 682/A
702	O	025	EM	1H	Tesco Stores Limited	The Development Planning Partnership	WMBC 702 EM1H

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
437	S	010	EM	1H	NWTB	Paul Butler Associates	

Main Issues

Whether this policy is appropriate, having regard to:

- the role of retail development;
- the effect on nature conservation interests.

Inspector's Considerations and Conclusions

The role of retail development

7.272 An objector seeks an acknowledgement of the contribution that retail development can make to regeneration. This is recognised in the second element of the policy which notes the benefits of such investment in securing complete and comprehensive regeneration of the site, supporting an appropriate mix of uses and providing long-term financial security. Having regard to the advice of PPS6 it does, however, make the necessary proviso that these benefits must not be gained at the expense of harm to the vitality and viability of established retail centres.

The effect on nature conservation interests

7.273 An objector expresses concern at the potential for the mixed use development at the Wigan Pier Quarter to adversely affect wildlife features associated with the Leeds-

Liverpool Canal and the River Douglas. The plan is to be read as a whole, however, in conformity with the advice of PPG12 that development plans should be succinct. Policies EV2, EV2C and EV2D all provide that development which would have an adverse impact on this particular interest of acknowledged importance will not be permitted.

Recommendation

I recommend:

(REC 7.44) that no modification be made to the RDD in response to these objections.

EM2 TOURISM

Objections to Draft Deposit

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
004	O	003	EM	2	David McKendrick		
424	O	011	EM	2	Government Office for North West		

EM2A TOURISM DEVELOPMENT

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
572	O	049	EM	2A	Peter Sargeant FRTPI		WIGAN MBC 572/A
682	O	004	EM	2A	Ruth Critchley		WMBC 682/A

Draft Deposit Objections Unconditionally Withdrawn

Ref No	a	b	c	d	Name	Agent	Response Ref.
424	O	12	EM	2A	Government Office for North West		
437	O	16	EM	2A	NWTB	Tom Flanagan	

Objections to Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
682	O	025	EM	2A	English Nature		WMBC 682/A

Supporters of Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
418	S	004	EM	2A	GMPTE		

Supporters of Revised Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
727	S	028	EM	2A	Greater Manchester Ecology Unit		

Main Issues

Whether this policy is appropriate, having regard to:

- the implications of environmental quality for tourism development;
- the effect of the policy on the safe and free flow of traffic.

Inspector's Considerations and Conclusions

The implications of environmental quality for tourism development

7.274 RDD policy EM2A provides that proposals for new or extended tourist attractions, accommodation or visitor support facilities will be permitted provided that stated criteria are satisfied. An objector at both FDD and RDD stages argues that policy EM2A does not make sufficient provision for the protection of the environment or recognise the role of environmental factors in tourism development. The plan is to be read as a whole, however. The policies in Chapter 9 would be brought to bear, as appropriate, on the determination of planning applications which relate to tourism development. In the specific field of nature conservation policies EV2, EV2A, EV2B,

EV2C and EV2D are relevant. Each of these provides that development will not be permitted if it would not satisfy stated requirements.

7.275 At RDD stage the reasoned justification for policy EM2A explicitly recognises that environment-led regeneration can be achieved through enhancement of the natural environment. High quality environments are recognised as being heavily influential in the attraction of tourists. In my view this is ample recognition of the important role played by environmental factors in the promotion of tourism.

The effect of the policy on the safe and free flow of traffic

7.276 Criterion (c) of the policy requires that the traffic and parking requirements that will be generated by a proposal must be accommodated without detriment to amenity or highway safety. An objector argues that reference should also be made to the absence of harm to the function of the strategic highway network. Such a requirement would, however, duplicate the provisions of policy A1A, contrary to the advice of PPG12 that development plans should be succinct.

Recommendation

I recommend:

(REC 7.45) that no modification be made to the RDD in response to these objections.

EMPLOYMENT POLICY OMISSION

Objections to Draft Deposit

Ref No	a	b	c	d	Name	Agent	Response Ref.
437	O	017	OM		NWTB		WMBC 437

Main Issue

Whether the UDP strategy is appropriate, having regard to the references made to tourism.

Inspector's Considerations and Conclusions

7.277 An objector argues that the stated vision of the UDP (Chapter 3, section 2) should incorporate the words 'and visit' between 'place to live' and 'and to attract'. I concur with the LPA that this would acknowledge the role of tourism in promoting sustainable employment growth. The LPA proposes DINC5 to secure this.

7.278 The same objector argues that the UDP objectives (Chapter 3, section 4) should include one to encourage tourism. This aspect is already covered by the first objective which is to promote sustainable economic growth and employment. Policies EM2 and EM2A both confirm that tourism is an important means by which that objective can be achieved. There is, therefore, no need for a further specific reference.

Recommendation

I recommend:

(REC 7.46) that the RDD be modified by the insertion of the words 'and visit' between 'place to live' and 'and to attract' in Chapter 3, section 2, in accordance with DINC5.

(REC 7.47) that no other modification be made to the RDD in response to this objection.