

**APPENDIX 10:  
DONALDSON'S LEISURE MARKET REPORT**

## **Wigan Leisure Market**

- 1.1 This section of the study considers in the main the commercial leisure market in the Borough. It focuses on the main commercial leisure destinations and Wigan Town Centre. We appreciate the smaller towns in the Borough do have a 'leisure' provision in terms of bars and restaurants, but there tends to be a lack of concentration of these uses in the centres to differentiate them from the rest of the town centre retail offer.
  
- 1.2 The main leisure location in the Borough is Robin Park. This is a mixed scheme of out of town retail and leisure facilities. The leisure offer includes a JJB Fitness Club, Fitness First, Gala Bingo, Cineworld and four bars/restaurants. Rents on the leisure park are believed to be around £237 sq. m (£22 sq. ft) and we are aware of 1,858 sq. m (20,000 sq. ft) of space available through Cheetham and Mortimer on the Retail Park. In addition to this Robin Park is the home for Wigan Athletic and Wigan Warriors. The Robin Park Arena and Sports Centre boast an outdoor and indoor athletics offer as well as tennis courts, gymnastics facilities, all weather football pitches, sports halls and conference facilities.
  
- 1.3 AMF Bowling is located in Wigan Town Centre on Wallgate and Gala Bingo have a unit located behind the Grand Arcade scheme on Crompton Street. The town centre is not just limited to this in terms of leisure as there is a wide variety of pubs and bars, restaurants and nightclubs. The majority of the evening economy traders are situated in the area bounded by Wallgate, Library Street and King Street, although Wigan Pier also provides an alternative destination. King Street appears to be where the main concentration of bars and restaurants is to be found in the centre with Chicago Rock Café, Walkabout, Jumpin Jaks, The Orange House and a number of other outlets. There is a hotel in the town centre located on Riversway. The hotel is operated by Quality Hotels and has 88 rooms.

- 1.4 The most significant development in the Borough is the Leigh Sports Village. The £83m project is the single largest investment in public sports, recreational and educational facilities across the Borough for many years. The project includes the development of a new 10,000 all seater stadium for Leigh Centurions rugby league club and Leigh RMI football club. Other developments on the site comprise a new Sixth form college building, 400 metre running track with covered sprint area and club house, new pavilion for the local amateur rugby league club, floodlit grass and artificial sports pitches and multi-use games area, a new 132 bed four star hotel, offices, cinema, health and fitness centre, restaurants and bars. The first phase of the scheme will include the new Indoor Sports Centre and swimming pool and is due for completion in summer 2007. The hotel will be a four storey building with a glazed entrance tower. A residential scheme consisting of 88 apartments and 57 houses is also planned for part of the site with Barratts the selected developer.
- 1.5 There are a number of other leisure schemes in the pipeline across the Borough. The most significant in commercial leisure terms is the Bickershaw Colliery North site. This extends to some 207 hectares (511 acres) and is the largest site in the National Coalfields regeneration programme. It is almost entirely located on Greenbelt land and as such, uses consistent with greenbelt policy have been identified for future development. These include an 18 hole golf course, with a par three course and a pitch and put, an outdoor activity centre and a new Country Park. There is almost £18.6m of funding in place and development of the proposals is expected to commence early in 2008. The south site of the colliery also has some leisure proposals with a new Marina planned as part of a mixed use development consisting of 650 homes and 1,000 sq. m (10,764 sq. ft) of commercial space. There is £19.3m of funding from the Coalfields programme secured for the development of this site.