

Wigan Council

Report to Planning Committee

23rd June 2009

Application No: A/09/72444 (Video)

Speaking arrangements:

Major development. One speaker against for 4 minutes One speaker in favour for 4 minutes.

Applicant: Mr M Naylor

Development Proposed: Partial demolition of existing buildings followed by conversion of remaining buildings into residential uses and erection of 5no. buildings resulting in the creation of 295 residential units and 700m² of office accommodation.

Application No: A/09/72448LB (Video)

Speaking arrangements:

Minor/Householder development. One speaker against for two minutes One speaker in favour for two minutes

Applicant: Mr M Naylor

Development Proposed: Listed Building consent for the partial demolition and conversion of existing buildings and the erection of 5no. buildings, forming 291 residential units and 700m² of office accommodation

Application No: A/09/72449CA (Video)

Speaking arrangements:

Minor/Householder development. One speaker against for two minutes One speaker in favour for two minutes

Applicant: Mr M Naylor

Development Proposed: Conservation area consent for the part demolition and conversion of the existing mill buildings into residential use and the demolition of the existing building and erection of office building

Location: Former Pagefield Campus Wigan And Leigh College Walkden Avenue Wigan

Ward: Wigan Central

Representations:

12 letters of objection have received including letters of objection from Councillor Cadman and Councillor Peet, which also request that the application be considered by Committee.

Site Description:

The application site (3.8 Hectares) relates to the former Pagefield Campus of Wigan and Leigh College which is now disused. The site lies between Mesnes Park, Kenyon Road and Walkden Avenue about 500m to the north of Wigan town centre.

The site is roughly triangular in shape, and is defined on its eastern edge by the existing perimeter wall of the weaving sheds with the ends of rear gardens of houses that face Kenyon Road, and also the grounds of a recent apartment development located off Walkden Avenue. Mesnes Park lies to the south and west of the site. The existing College campus lies to the North West, and the ends of rear gardens of houses that face onto Walkden Avenue adjoin the eastern side of the site. The site is accessed from both Walkden Avenue and Bridgeman Terrace.

The site is dominated by the former Ryland's Mill, a 19th century integrated cotton mill, 4 storeys in height. Its design is Italianate in style, with projecting turrets and a stair tower with cupola to the north-east side. It has been subject to a number of unsympathetic modern extensions including a glass and brick stair-tower on the front elevation. The engine house of the mill was formally top-lit by a raised timber roof light of which the glazing has been blocked.

A further range of associated Grade II Listed Buildings including Weaving Sheds, Pumphouse and other ancillary buildings occupy the site. In particular the single-storey Weaving Sheds which are attached to the rear of the main mill building were built in two stages. The first phase are located to the north-east and are trapezoidal in plan, with outer brick walls and north-light roofs supported on cast-iron columns, with slate on the south-facing roof pitches. The second phase, adjacent to the mill and erected between 1876 and 1892, is rectangular in plan with similar roofs. These roofs now have corrugated asbestos to the south pitches, which were originally surfaced with slate.

The site is also occupied by more modern buildings including unattractive warehouse buildings within the northern part of the site, located between a pair of reservoirs (Lodges). An interesting feature of the site is that the mill was built with access to rail sidings and a timber railway viaduct runs across the larger lodge, which is built off stone piers.

A poor quality, part 2 and part 3 storey, modern office building formerly occupied by children's day nursery is located to the side of the Mill, close to the site access from Bridgeman Terrace. An early 20th century two storey electricity sub-station lies adjacent to the site boundary with Mesnes Park and the north western side of the Mill.

Proposals:

The scheme involves three separate applications which are explained below.

Planning Application - This application principally relates to the provision of 295 residential units and 700 sq m of offices resulting from the conversion and restoration of the mill building and also from new development within the application site.

The existing vehicular and pedestrian accesses to the site from Bridgeman Terrace and Walkden Avenue will be retained and improved to serve the development. Both Entrances will have vehicular and pedestrian gates which will be electronically controlled. Pedestrian, cycle and disabled access will also be provided between the site and Mesnes Park via an additional, security controlled gates.

The site layout includes 169 car parking spaces (including 18 spaces for disabled persons) for residential use and 14 parking spaces to serve the offices, of which two will be for disabled persons

The main mill building, pump house, sub-station and the weaving sheds will be converted to residential use. Existing modern portal frame buildings will be demolished and replaced with a new apartment building (block E). The application also proposes the demolition of the existing office building adjacent to the site entrance onto Bridgeman Terrace and the erection of a replacement office building (700 sq m) on the same site

Detailed elements of the proposals are as follows;

Mill Building (Block B)

125 apartments are proposed within the mill building. To facilitate the development the centre of the mill will need to be remodelled. In particular three light wells would be formed through the building forming atriums to provide daylight to circulation routes, stairs and lifts and communal lobbies.

Unsympathetic 1980's entrances to the front and side of the building would be removed. This will allow window positions and openings to be reinstated for the proposed residential conversion, as well as restoring and enhancing the visual appearance of the building

At roof level on the western end of the building it is proposed to add a partial additional floor, which will be predominantly glazed in a contemporary style. This structure will be set back at least 2.1m from the edges of the building and allows for the formation of terraces to these apartments.

The existing light well over the engine room will be restored and reinstated together with the zig-zag slated roof. Under this it is proposed to provide communal facilities including

- Recreation/gym area, with changing facilities,
- Wifi hotspot to facilitate home working.
- Treatment and therapy rooms.

At ground floor level it is proposed to provide a mezzanine deck to utilise the

Additional storey of height between ground and first floor. The mezzanine bed deck would be set back away from external window positions in order that the windows are not disturbed.

Weaving Sheds (Block A)

43 dwelling units are proposed within the weaving shed complex, including 37 town houses and 6 apartments.

Whilst parts of the weaving sheds will need to be removed to enable the buildings to be developed for residential purposes, the existing shape and configuration of the older weaving sheds would remain, including perimeter walls and substantial parts of the existing structure. It is also proposed to retain the existing metal framed structure of the weaving sheds, whilst removing sections of the building for access and gardens. The resulting facades of these rows of residential units will be of a contemporary design and appearance.

The newer weaving sheds located between the main mill and the older weaving sheds are proposed to be demolished to allow for vehicular access to pass the rear of the Mill building, and also facilitate the provision of ground floor apartments within this side of the Mill.

Pumphouse (Block H)

This mainly two storey building adjoins the weaving sheds and also lies adjacent to the north western end of the Mill and its existing chimney. It is proposed to refurbish and convert the building into 22 apartments. The proposals also include a flat roofed glazed addition to the roof of the two storey part of the building, which is set at least 1m from the existing parapet walls. Outdoor terraces will serve the roof top apartments.

Former Substation (Block D)

This small two-storey brick building sited adjacent to the south-west boundary with Menses Park which was formerly an electricity sub-station and has been disused for a significant period of time. It is proposed to retain the existing building albeit with an extension over its first floor. A three storey side extension of a contemporary design and appearance incorporating extensive glazing with areas of render combined with brickwork. The extended building will accommodate 15 apartments.

Blocks E, F and G - New Buildings

Block E would accommodate 70 apartments and would face onto both the larger and smaller Mill Lodges replacing a large, portal framed warehouse building. It would be two storeys in height adjacent to the smaller Mill Lodge and neighbouring residential properties of Walkden Avenue which adjoin the northern boundary. The remainder of this building would be of three storey height and extend up to a timber amenity deck proposed around the larger Mill Lodge which will be supported by existing stone piers. Vehicular Access to this building and the adjacent car parking area is from Walkden Avenue. A landscaped amenity area is also provided to its rear.

Block F is a row of eight, three storey town houses which also face onto the Lodge behind private gardens and timber decking, but fronts towards a centrally located area of landscaped communal open space incorporating the existing mill Chimney. This area is formed between

these townhouses (Block F) The Pumphouse (Block H), the former substation (Block D) and the north western end of the Mill.

Block G is a crescent of 12 No. three storey terraced town houses which back onto Mesnes Park and the western boundary of the College Campus behind private gardens and extensive tree cover. Most of these dwellings will face towards the Mill lodge, and area of decking which runs alongside the Lodge can be accessed beyond its frontage car parking area.

Given its relationship with Blocks E, F and G, it is proposed that The Mill Lodge will be overhauled and re-landscaped as a water feature. This includes the eradication Japanese Knotweed and Giant Hogweed. The methodology for this is outlined in the accompanying Ecological Site Appraisal.

Block C - New office building

It is proposed to demolish the existing modern office building, formerly used as children day nursery, located within the south-west corner of the site close to the site entrance with Bridgeman Terrace and adjacent to the site boundary with the residential curtilages of properties of Kenyon Road/Bridgeman Terrace. It is linked to the Mill building by an enclosed foot bridge at first floor level. This unattractive building will be replaced with a contemporary three storey office building, which is of a similar size and siting. The proposed elevations are clad with a system of metal louvres, areas of glazing and render.

Application for Listed Building Consent - This application covers the proposed works to Listed Buildings within the site, including the Mill, Weaving sheds and Pumphouse. In particular, the works include the demolition of elements of the Weaving sheds to facilitate the provision of residential units and significant internal alterations to the Mill including the provision of atriums.

Application for Conservation Area Consent - This application covers the proposed demolition of buildings within the Conservation Area. Only a small part of the site lies within the Mesnes Park Conservation Area. The application principally relates to the removal of unsympathetic 1980's entrances to the front and side of the Mill building to facilitate its residential conversion and also to the demolition of the adjacent modern office building.

The proposal of this application and the associated application for Listed Building Consent and Conservation Area Consent, are a re-submission of applications A/08/71916, A/08/71917 and A08/71918 which were withdrawn earlier this year by the applicant. This was due to the need to address detailed concerns raised by your officers in respect of the design, layout and heritage impact of the scheme and the need to clarify the position in regard to affordable housing provision, contribution to off site public open space, provision of off-site highway works and the implementation of works within Mesnes Park.

The following documents have been submitted in support of the applications;

Planning, Design and Access Statement
Historic Building Appraisal & Impact Assessment
Pagefield Mill, Wigan - Approach to repairs
Structural Appraisal Report

Roof Survey Report
Transport assessment
Ecological Assessment
Bat survey report
Arboricultural report
Landscaping Reports
Air Quality Assessment
Report into the Financial Viability of Affordable Housing Provision
Foul Drainage Discharge Assessment
Flood Risk Assessment
Contaminated Land Assessment
Preliminary Site Waste Management Plan
Sustainability Statements

All these documents are available for inspection by the Committee on request in the Department.

Policy Context:

UDP Allocation:

Within the Conservation Area

Relevant Policies/Guidance:

Regional Planning Policy:

Regional Spatial Strategy for the North West of England (The North West Plan) was adopted in September 2008 and forms part of the Development Plan against which planning applications in the North West should be considered. It seeks to focus most new development on existing urban areas and the following policies are relevant:

Policy DP 2 Promote Sustainable Communities
Policy DP 4 Make the Best Use of Existing Resources and Infrastructure
Policy DP 5 Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility
Policy DP 7 Promote Environmental Quality
Policy DP 9 Reduce Emissions and Adapt to Climate Change
Policy W3 Supply of Employment Land
Policy L4 -Regional Housing Provision
Policy L5 - Affordable Housing
Policy RT2 – Managing Travel Demand
Policy RT3 – Public Transport Framework
Policy RT9 – Walking and Cycling
Policy EM1 Integrated Enhancement and Protection of the Region’s Environmental Assets
Policy EM3 – Green Infrastructure
Policy EM5 – Integrated Water Management
Policy EM11 - Waste Management Principles
Policy EM15 - A Framework for Sustainable Energy in the North West

Policy EM16 – Energy Conservation and Efficiency
Policy EM18 - Decentralised Energy Supply

Wigan Replacement Unitary Development Plan

R1B - New Housing Sites
R1D - Design of New Residential Development
R1E - Open Space in Housing Developments
R1H - Affordable Housing
R1G - Conversion to dwellings
EV1B - Pollution
EV2D - Species Protection
EV2E - Trees
EV3A - Design of New Development
EV3D – landscaping of Development
EV4A - Development and Design in Conservation Areas
EV4b – Listed Buildings
EV4D - Historic Parks and Gardens
EM1D - Offices
A1B - Travel Plans
A1C - Access for All
A1D - Walking
A1E - Cycling
A1R - Highway Access New Development
A1S - Parking in New Development
G1A - Impact of Development on Amenity
G1B - Planning Obligations
G1D - Renewable Energy

Design Guide for Residential Development - SPD

Affordable Housing - SPD

Public open space – SPD

PPS1- Delivering Sustainable Development'

PPS3 - Housing

PPG 15 – Planning and the Historic Environment

PPG13 - Transport

Previous Relevant Decisions:

None Relevant

Consultations:

GMP Architectural Liaison Officer – No objection, although a report completed in 2008 concludes that further details are needed in relation to perimeter security,

Engineering Services (drainage) – No objection subject to standard drainage advisories being attached and the exact position of a culvert which crosses the site being determined

Engineering Services (Highways) - No objection subject to provisions contained in TA being undertaken and contribution required towards signal improvements.

Access officer- More disabled parking spaces should be provided around the Mill Building, further details required of the operation of security gates, the construction/layout of parking areas and of the shared cycle way/footway. Amended plans have been provided

To address these requirements.

Environment Agency - No objection subject to a conditions being imposed requiring an investigation and assessment of the nature and extent of contamination on the site and the identification of remediation measures to deal with the risks identified. An informative on the treatment of Giant Hogweed is also recommended.

Environmental Protection – No Objection subject to condition being imposed requiring the approval of details of sound insulation for plant and machinery, a scheme for protecting the development from noise and a scheme of insulation between the gym and apartment within the converted mill. Conditions are also recommended in relation to the approval of a scheme to minimise dust emissions from the site, and an investigation and assessment of the nature and extent of contamination on the site, and the identification of remediation measures to deal with the risks identified.

United Utilities - No objection, subject to the provision of an access strip of no less than 6m in width measuring at least 3m on other side of the centre line of the public sewer which crosses the north of the site to the rear of No.2 Walkden Avenue.

Wigan Civic Trust – Concerns about the density of the scheme, minimal on site parking and its considerable impact on traffic problems for the surrounding main roads

GMEU – Comments that the proposals are required to provide bio diversity enhancements.

The landscaping proposals need to ensure that planting within the Lodges will provide foraging habitat and tree cover for bats; planting schedules need to include more locally native species as well as the provision of bat boxes/tubes within new buildings/structures. Conditions are also recommended to ensure that development is undertaken in accordance with the recommendations of the bat report, full details of lighting are submitted, and that no clearance of trees/scrub is undertaken during the main bird breeding season.

4NW- No objection, but comments;

- as a brownfield site in an accessible location , involving reuse of buildings, the proposals work well with sequential approach in RSS policies DP4 and also DP5 which requires development to be located so as to reduce the need to travel. Whilst Policy L4 requires that the application should be considered in the light of Greater Manchester SHMA which suggests that there will be move away from terrace houses and flats to detached and semi-detached houses in Wigan, this will need to be balanced against the benefits of bringing historic buildings back into use
- The application should be considered against the environmental polices of RSS in relation to sustainable design and construction and energy efficiency

English Heritage- No objection following the submission of amended plans in relation to treatment and design of Weaving Sheds, improved elevation treatments of new buildings to

ensure that they harmonise with their settings and the use of metal or timber for all windows/door openings.

Victorian Society – Comments. Concerns raised in relation to the design of elevations of the weaving sheds, use of upvc for listed buildings and the provision of roof top apartments on the Mill would compromise the special interest of this listed building. Amended plans have addressed the issues raised.

Ancient Monuments Society – Objects to use of upvc for windows and doors

GMAU – No objection subject to conditions being imposed requiring the submission of an archaeological building survey and detailed archival report, and to secure a watching brief during demolition

GM Fire and Rescue – No objection

Representations:

A Total of 12 letters of objection have been received.

10 Letters of objection have been received from local residents on the following grounds;

- excessive scale and density of development which area cannot sustain
- proliferation of apartment developments in area
- insufficient car parking is provided within the site, exacerbating existing on street parking problems
- increased traffic from development along Kenyon Road/Bridgeman Terrace and Walkden Avenue which are busy and will exacerbate existing problems of traffic congestion, highway safety
- increase in traffic detrimental to pedestrian safety on routes used by children to schools
- no proposals for traffic calming to address increase in traffic
- loss of privacy and overlooking from apartments and office building
- no need for residential properties or office accommodation in current economic climate
- units will remain unsold and add to number of rental properties which have saturated area
- additions to roof of Rylands Mill will adversely affect historic skyline, the setting of Mesnes Park and set a precedent for further extensions
- Rylands Mill has inadequate foundations to support a modern development
- affordable housing is not required in this area
- development will overload already stretched sewerage system
- siting of roof mounted condenser on office building will be noisy and an eyesore
- inadequate public consultation carried out by the developer
- purchase of land within the Mesnes Park and the Conservation Area by developers from Wigan Council
- site plan should accurately reflect ownership of land in front of REFA offices (45/46 Bridgeman Terrace)

- retention of access to, and use of, existing parking space in front of REFA offices as shown on submitted drawings.

Letter of objection received from Cllr J Peet on the grounds of;

- inadequate provision of parking facilities for the number of proposed dwellings, exacerbating existing on street parking problems for residents in the Swinley and Walkden Avenue areas

Letter of objection received from Cllr H Cadman on the grounds that;

- no significant improvement on proposals of application which were withdrawn
- inadequate provision of on site parking facilities which would exacerbate existing on street parking problems due to presence of Wigan College
- increase in traffic along a busy thoroughfare (Mesnes Road, Kenyon Road & Bridgeman Terrace) would result in congestion/disruption during construction and from use of development
- excessive scale of development

It is also requested that the application is considered by Committee

Assessment:

Planning Application Consent:

A/09/72444:

Material Considerations:

- Principle of Development
- Design and Conservation Issues
- Amenity
- Highways and Transport
- Provision of Public Open Space and Play space
- Affordable Housing
- Relationship with Mesnes Park
- Other Environmental Issues

Observations on Representations Received

Urban regeneration and the re-use of previously developed land underpin the Government's planning and sustainability objectives. Securing development of a high quality design, in a sustainable and integrated manner are key principles of national planning advice.

Local planning policies expands on national planning guidance and the Replacement UDP vision focuses on making the Borough a more attractive place to live and to attract new employment and investment through a sustainable balance between economic progress, social progress and environmental protection and enhancement: "The vision is about achieving sustainable communities which offer a good quality of life and which have convenient access to jobs, shops, services and recreation, efficient public transport and attractive local environments".

UDP Policy R1B seeks to focus housing development on previously developed land. Sites should be readily accessible to jobs, shops and services, have available capacity in existing and potential infrastructure, and have the ability to build on existing communities. The proposal would meet these requirements and given its location close to the edge of the town centre.

The proposed development of 295 units would result in a site density of 78 dwellings per hectare. Whilst this is a high density scheme, it nevertheless represents a very good use of previously developed urban land for this sustainable edge of town centre location. The majority of the units are formed through the conversion of an existing mill and not new build. This is considered to fully accord with government guidance (PPS 3 - Housing) which clarifies that the priority for development should be previously developed land, particularly vacant sites and derelict buildings. However PPS 3 also stresses that good design is fundamental to using land efficiently. It is further advised that the density of existing development should not dictate that of new housing, and if done well, imaginative design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment. In this case it is considered that the development offers a wide range of house types, including apartments and town houses. This has involved the conversion of disused historic buildings, and has satisfactorily reflected the intrinsic character of the site without adversely affecting the appearance of the locality.

It is also considered that bringing back the site into a positive and appropriate use is very important, given that these historically significant buildings are highly prominent on the edge of Wigan town centre and have close relationship with the Mesnes Park which is a listed historic park. Issues arising from the scale and design of the proposed scheme, and its impact on the surrounding area are discussed in the following sections of this report.

The provision of the proposed office building within the site accords with the criteria of Policy EM1D. This advises that office developments 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.

Design and Conservation issues.

The proposals must be assessed in the context UDP Policies R1D and EV3A. In addition, Policies EV4A and EV4B governing development within Conservation Areas and affecting listed buildings must also be addressed.

PPG 15 also advises that local planning authorities should protect registered parks and gardens in determining planning applications and therefore the effect of proposed development on the character or setting of Mesnes Park, is therefore a material consideration in the determination of a planning. This requirement is reflected by UDP policy EV4D.

The new buildings of the scheme have been designed and sited to respect the physical dominance of Pagefield Mill. All of the new blocks are of a subservient scale and permit views of the dominant mill structure to be retained.

The buildings take a contemporary form to characterise them from the original buildings and link them comfortably with the adjacent college. It is considered that these buildings are of a

scale and design which will complement the historic features of the mill and adjacent listed buildings. Towards the smaller reservoir the buildings are scaled down to more closely reflect the more traditional two storey properties on Walkden Avenue.

The detailed works relating to individual listed buildings are also discussed in respect of the LBC application. In addition, the proposals will have an impact on the character and setting of listed buildings and this is also addressed below. It is concluded, that the proposed refurbishment of original structures, the settings and character of listed buildings will not be adversely affected by the proposals.

It is considered that the conversion of the listed mill building would not adversely affect its character, setting or appearance, particularly given the removal of substantial and unattractive modern additions and the refurbishment and retention of important original features such as the historic glazed lantern above the former engine house.

A proposed roof top addition accommodating six apartments will occupy a small area of the roof at the north western end of the Mill building and have a low horizontal character being set behind the mill parapets. As a result I consider that its visual impact when viewed from Mesnes Park and vantage points within the wider area will be low, and will consequently not detract from the character or setting of this listed building. In order to create the proposed light wells within the mill building, to facilitate its residential use, this will also require that parts of the original roof are removed and replaced with low pitched, glazed roofs with louvered ventilation. Given that the roof is concealed behind parapet, the introduction of these light well structures would not constitute features that would detract from the historic character or appearance of the mill, particularly as they would not be visible from ground level.

Whilst supporting the overall principle of the redevelopment, including the rooftop the new roof top apartments, English Heritage raised concerns regarding several aspects of the originally submitted scheme which principally included;

- The inappropriate use of upvc windows
- the need for improved elevational treatments of new buildings to incorporate more natural materials and glazing to achieve a satisfactory relationship with the listed buildings and Menses Park.
- the extent of demolition proposed for the Weaving Sheds and the need to ensure that the design and layout of the resulting residential units would preserve the character of these buildings and the setting of the listed Mill.

Following meetings with English Heritage and planning officers with the applicant has submitted amended plans which have satisfactory addressed all of the issues listed above.

The applicant has confirmed that all window and doors throughout the entire scheme will be manufactured from either of metal or timber. Furthermore the new glazed rooftop apartments structure will be constructed from anodised or powder coated aluminium framed windows.

The principal elevations of blocks E, F G have been amended to include the use of timber cladding and has maximised opportunities for the inclusion of more glazing, whilst reducing the areas of render. This now ensures that the proposed blocks of apartment and townhouses will satisfactorily harmonises with their industrial and landscaped settings.

The proposal for the weaving sheds have been substantially revised and the internal layout of units have been reconfigured to ensure that as much as possible of the original structure and form of these listed buildings can be retained, in accordance with the advice of English Heritage. It is however accepted that the proposals will still result in sections of the sheds being removed to facilitate residential units and associated outdoor amenity areas as well as providing light and ventilation to ground floor apartments of the Mill. It is considered that the retention of external walls and the creation of 43 units within the existing structure of the Weaving Sheds ensure that their historic form and scale will be satisfactorily retained. The utilisation of the existing roof structure also ensures that this residential element of the scheme will revert to the original roof height of the building, and importantly retain the repetitive saw tooth roof line and profile of these former weaving sheds.

In particular the revised proposals including the following elements;

- All existing cast iron columns, other than within the car parking area, will be retained and refurbished. Existing timber beams, structural gutter members and roof steel work will also be retained
- A new roof covering (stainless steel cladding) will directly fixed onto the existing roof structure
- The facades of the residential units will be faced with a lightweight natural timber cladding system
- As units will now adjoin the north eastern boundary "sawtooth" wall and retain the existing roof structure, the originally required buttresses to stabilise this wall are no longer required

The applicants have stated that the development will be undertaken in identifiable phases. Works relating to the conversion of Mill, Weaving Sheds and the Pumphouse will comprises the first and second phase of the scheme, ensuring that listed buildings will be safeguarded.

Amenity Issues

The properties accommodated within new-build blocks (E, F & G), are of a layout and design which accords with guidance of the Residential Design Guide SPD. In particular satisfactorily outdoor amenity space is provided and minimum interface distances would be achieved between principal living room windows.

The current aspect to dwellings of Walkden Avenue which back onto the site is of large, warehouse buildings. Once these are removed there would be an opportunity to provide landscaping adjacent to the north western boundary and these properties would benefit from an enhanced level of amenity. Whilst Block E is sited behind these houses it will be two of two storey height adjacent to the smaller Mill Lodge and is sited sufficient distance from the site boundary to not result in unacceptable overlooking or an over dominating affect. The remaining distance between the directly facing first floor principal windows of the development and those within the rear elevations of adjacent houses is in excess of 40m and complies with the Councils interface standards.

It is considered that the Mill's conversion and its roof top addition would not result in unacceptable levels of overlooking of nearby residential properties or of Mesnes Park. At its closet point, the corner of the mill is set at least 14m from the sites eastern boundary with the rears of properties that face onto Kenyon Road. It is also the case that substantial element

of the weaving sheds including the existing boundary wall, will remain between the Mill and residential properties. Whilst units within the mill will overlook Menses Park it is not considered that this will result in any adverse impact on privacy with this public space, and would increase natural surveillance of this area helping to deter crime and anti social behaviour.

It is considered that the design and layout of the Mill conversion will provide a good standard of residential amenity for its future occupants and the layout and facilities of the development is not untypical of successful schemes which have been undertaken elsewhere. It is however important to note that windows to the ground floor units within the Mill are set above eye level, and therefore there would be a good degree of privacy and screening from passing pedestrians and cars.

The retention of the Weaving Sheds and Pumphouse (Block H) is a fundamental planning requirement. As a result it is therefore accepted that given the character of these buildings, compliance with Council's minimum residential standards, would to some degree, need to be balanced against the heritage value of their retention. In this is case it is considered that the layout of the proposed units has effectively maximised the interface distances between principal elevations of dwellings within the Weaving Sheds to ensure acceptable levels of privacy, outlook and amenity space given the challenging constraints of preserving these historic buildings.

The development of the Weaving sheds utilises the existing structure of the building. This ensures that the existing "saw tooth" rear wall of the weaving sheds which defines the eastern site boundary with residential properties of Kenyon Road will be retained. The reuse of the weaving sheds will therefore have no adverse impact on these properties.

It is also considered that the siting of the new office buildings will not result unacceptable levels of overlooking of adjacent properties to the rear. It is set back at least 8m from eastern site boundary with the curtilages of the nearest residential property (No.2 Bridgeman Terrace). The building has also been designed and orientated to ensure that windows within its rear elevation do not face directly towards principal living room windows of neighbouring houses.

To safeguard the amenities of nearby properties and the appearance of the development a condition is recommended to ensure that details of the siting and specification of externally mounted plant and equipment is approved prior to its installation.

Highway and Transport

A Transport Assessment has been submitted with the application.

The Assessment notes that the site is accessible by a range of non car modes of transport, and in close proximity to Wigan town centre.

The Council's Highway Engineers concur with the Assessment's findings that the vehicular movements generated by this development during peak traffic hours will be very low, and would consequently have a negligible impact on the capacity of nearby road junctions. It is therefore considered that the scheme will not have a detrimental affect on the local highway network in terms of increased congestion or risks to highway safety. The Highway Engineer

is also satisfied that the improved accesses serving the development from Walkden Avenue and Bridgeman Terrace are of an acceptable layout and design.

Whilst the concerns of local residents are understood it is considered that given the sustainable location of the site, the overall level of on site parking provision is considered to be appropriate, without exacerbating existing on street parking problems within the locality. The overall level of parking provision equates to at least 55 % of the new residential units benefitting from a parking space, which reflects the close proximity of the site to the town centre which is within easy walking and cycling distance. Amended plans have also ensured that satisfactory provision is made for designated disabled persons' parking spaces in appropriate locations throughout the site.

Improved cycle links are proposed between the site and the town centre. A connection is proposed from the site into Mesnes Park which will link into enhanced routes which are to be provided in association with the Mesnes Park Restoration Scheme. Beyond the park entrance at the Junction of Mesnes Park Terrace and Bridgeman Terrace a shared cycle way/footway facility will be provided along the section of Mesnes Road up to Northway, with improved crossing points at either end. In accordance with the requirements of the Highway Engineers the developer has also agreed to provide financial contribution (£25,000) towards improving the traffic signals at the Mesnes Street/Northway Junction for use by pedestrians and cyclists. This contribution will be secured by a Section 106 Legal Agreement.

Details of a Travel Plan have been submitted with the application. This has the overall objectives of further reducing the number and length of car trips which would be generated by the scheme, as well as supporting more sustainable forms of travel. Following a travel survey of residents of the development being undertaken, targets would then be set to accord with these objectives. It is proposed that the Travel Plan will include the following package of measures;

- Appointing a site travel co-ordinator,
- Specific measures and initiatives to encourage walking and cycling
- Setting up a car sharing scheme
- Potential introduction of a car club scheme
- Actively manage car parking areas
- Welcome pack (jointly promoted by GMPTE) including extensive public transport information

The Travel Plan would be monitored in conjunction with Wigan Councils Travel Plan Coordinator, and be reviewed on an annual basis to assess its effectiveness. A financial contribution of £2,500 will be made to Wigan Council to cover the costs arising from first 5 years of monitoring. This will be secured by the S106 Agreement.

Provision of Public Open Space and Play space

For residential developments of this scale, UDP Policy R1E requires the provision of public open space and play equipment on site or, in appropriate situations, a financial contribution in lieu of provision on-site can be provided. This would then be used to improve the facilities in the locality. In this instance, other than the communal area at the centre of the site, it would be inappropriate to provide further public amenity space and play equipment on this tight

urban site. A financial contribution is therefore considered necessary, appropriate and justified. This would be used to enhance areas of open space and for improvements to the public realm within the wider locality

It is however important to note that the contribution proposed by the applicant of £100,000 is less than what would normally be expected to be generated by a development of this size (£388,000). However I consider that in this case there are unique circumstances as to why this would represent an appropriate exception to planning policy;

- the financial appraisal submitted by the developer shows that at the current time the scheme could not be developed with any profit margin.
- The scheme involves the regeneration of substantial listed buildings which will be very costly and in addition the overall viability of this scheme has been seriously affected due to current economic conditions. These costs have been reflected within the applicant's financial appraisals
- Open space is being provided within the site for use by residents

The contribution would be secured by a planning obligation and is also subject to development on the site being implemented within 2 years of planning permission being granted. In agreeing this approach the council will be supporting a developer who intends to bring forward an important site at a time when companies are generally not building.

Relationship with Mesnes Park

Whilst no additional statutory controls follow from the inclusion of a site in English Heritage's Register of Parks and Gardens of Special Historic Interest PPG 15 advise that local planning authorities should protect registered parks and gardens in determining planning applications. The effect of proposed development on Mesnes Park which is a registered park or garden, or its setting, is therefore a material consideration in the determination of a planning application. This requirement is reflected by UDP policy EV4D which states that permission will not be given to any proposal which is likely to adversely affect the character or setting of the historic public park at Mesnes Park.

The scheme proposes works within Mesnes Park as described below. The provision of these works will be secured by S106 Planning Obligation. Discussions are continuing with the applicant to determine precise details of these works and an agreed timetable for their implementation.

It is proposed that selected trees will be removed to open up important views between the Mill and the Park and to facilitate improvements to the access point from Bridgeman Terrace. These works are proposed as part of a landscape restoration plan which includes a detailed survey of the trees which are to be removed and the proposed replacement planting. The Council's Tree and Woodlands officer and the Wigan Leisure & Cultural Trust have confirmed that the proposed tree works and planting are acceptable and will accord with the Mesnes Park Restoration Masterplan, although precise details are required of each pocket of planting treatment.

The applicant has submitted details of a proposed cycle & disabled persons link from the development into Mesnes Park. Whilst its location is acceptable further details are required of its construction and surfacing. This will also ensure that this link is of a design which

would provide satisfactory disabled access, and accord with the Access for All - Adopted SPD. In particular precise details will be needed of the proposed gradients of the link and the how the security gate can be used by disabled persons.

Furthermore whilst it is proposed that the link leads to a footpath of the Second Phase of the Mesnes Park Restoration Scheme this has yet to secure funding it is considered that the planning obligation should require the proposal to link into the existing footpath, and then be reconfigured at a later date to provide an appropriate link.

The applicant proposes that the boundary with Mesnes Park will be defined by railings and gates which will be of a design that replicates the existing historic railings.

It is considered that the proposals will enhance the historic setting of Pagefield Mill, and given that they are also consistent with the objectives of the Mesnes Park Restoration Scheme, the proposals would not adversely affect the setting or character of the historic Park.

Affordable Housing

As the development proposes over 25 dwellings units, the application is subject to the provisions of UDP Policy R1H - Affordable Housing.

Following assessment by your officers of the financial appraisals and information submitted by the developer, it is accepted that at the current time the scheme could not be developed with any profit margin. However it is my view is that some contribution to the provision of affordable housing, either in the form of on site provision and/or by a financial construction is still required, but may legitimately be reduced from the requirements specified by the Affordable Housing SPD. This could include triggers that allow the payment to be made during the development period, which will give the developer greater flexibility and are likely to coincide with when the market conditions improve. In addition financial contributions for the provision of affordable housing could be required to be provided only in the circumstances when an agreed level of profit has been reached for the site.

Following meetings with your officers, the developer has agreed to provide 40 affordable rented units within the site. Rental levels will be set at the Local Housing Allowance (LHA) rate applicable for the property size at the time, as set periodically by the Council. This Agreement will remain in force for a period of 4 years from the date dwellings are first occupied and also includes the right of the Council to nominate occupiers of the affordable units from their waiting list. In addition, the applicant will also make a financial contribution to the Council when an agreed profit element has been reached from the sales of units. However discussions are continuing with the applicant to determine and agree the precise amount of this contribution and the trigger point for this payment which will be secured Section 106 planning obligation.

This approach to the Section 106 is in my mind appropriate due to the current market conditions and will ensure that the developer of this project, which will take a number of years to build, meets the relevant policy requirements if and when relevant triggers are reached. In agreeing this approach the council will be supporting a developer who intends to bring forward an important site at a time when companies are generally not building, but at the same time recognising that conditions will change and measures need to be taken to ensure any agreement contains appropriate controls for the future.

Other Environmental Issues

- Ecology

The Council's Ecologist has assessed the submitted ecological report and bat surveys. Whilst objections have not been raised to their findings, it is however considered that whilst opportunities for bats within the existing buildings are limited, the identified presence of one Pipistrelle bat has shown that bats are present in the area, and may take advantage of any opportunities for roosting within the site. It is therefore recommended that a condition be imposed requiring that the recommendations of the report are implemented to mitigate the impact of the scheme on bats, and further opportunities for bat roosting are provided within the development such as bat boxes. A condition is also required to ensure that the landscaping scheme and replacement tree planting should include native species, especially around the Lodges, to achieve appropriate bio diversity enhancement of this urban site.

It is also advised that clearance of trees or scrub should not take place during the bird breeding season

- Drainage

The Council's drainage engineers consider that the site can be satisfactorily drained and United Utilities have also raised no objections to the development. The Environment Agency has also confirmed that the development would not exacerbate flood risk following consideration of the submitted Flood Risk Assessment.

The applicant has submitted further information confirming that the development (Block E) will not encroach within the access strips required by United Utilities for the public sewer which runs behind properties of Walkden Avenue. It is also stated that the existing culvert which runs from the larger Lodge southwards, passes close to the site boundary with the college and will not therefore affect the siting of Block G (town houses)

- Sustainability

In accordance with the RSS, proposals should exceed buildings regulations, minimising energy use and reducing carbon emissions.

The applicant has submitted a sustainability statement which outlines measures which are being considered to ensure that the development will be energy efficient and sustainable. Where practical, given that significant elements of the scheme relates to listed buildings, these measures will include the use of renewable and low carbon sources of energy. Furthermore it is proposed that the development will include levels of insulation and the provision of ventilation systems which exceed the normal energy target requirement of the Building Regulations.

The particular measures which are being considered include the provision of a decentralised biomass boiler for heating and hot water, which could also be designed to generate electricity (CHP). The use of a ground source heat pump is another proposed option, and it is stated that this would use the adjacent reservoirs (Lodges) as heat sinks to reject/claim heat. In

relation to energy saving and the reduction of carbon dioxide this statement also identifies the potential use of solar panels to generate domestic hot water and rainwater harvesting as well as CHP (combined heat and power) .

It is therefore recommended that a condition is imposed in regard to the Sustainability statement, requiring the submission of details which identify appropriate measures to be incorporated into the detailed design of the scheme, to reduce energy use and carbon dioxide emissions.

Observations on Representations Received

Issues raised in relation to traffic generation, congestion, highway safety and parking are fully addressed above.

Issues relating to the scale and design of the scheme are addressed above and it is considered that the proposed number of units can be satisfactorily accommodated within the site. The layout of the scheme ensures that new buildings will achieve an acceptable relationship with listed buildings, Menses Park, the Conservation Area and surrounding properties.

Issues raised in respect of the visual impact of the proposals and on the setting and character of listed buildings are fully addressed above and within the report for LBC.

Issues in respect of amenity, loss of privacy, affordable housing and drainage are addressed above

The issues arising from the purchase of land by the developer from the Council alongside the site boundary with Mesnes Park has been considered, but does not prevent the determination of the planning, LBC or Conservation Area Consent applications.

The issues raised in respect of public consultation undertaken by the applicant have been considered, but do not prevent the determination of the planning, LBC or Conservation Area Consent applications.

The scheme has been assessed by the Councils Conservation Officer and English Heritage. It is considered that the Mill is of substantial construction, and is typical of similar buildings elsewhere which have been successfully converted to residential use. In this case there is no evidence to suggest that foundations of this building are inadequate.

The applicant has clarified the position in respect of land ownership and the amended site plan clearly shows the extent of works in front of REFA's offices, and confirms that the existing access and parking arrangements to these premises from Bridgeman Terrace will be retained.

Assessment:

Listed Building Consent:

A/09/72448LB:

Material Considerations:

Principle of Development

Detailed Issues

These proposals include works to an important range of listed buildings which need to be assessed against UPP Policy EV4B. This requires that when considering applications for planning permission or listed building consent for works special regard must be taken of the desirability of preserving the setting of the building and ensuring that proposed alterations are in keeping with its character. The setting is often an essential part of the building's character.

National government guidance of PPG 15 also requires that proposals for listed building consent must be demonstrated to be justified. It will need to show why works which would affect the character of a listed building are desirable or necessary. Applicants are required to provide the Local Planning Authority with full information, to enable them to assess the likely impact of their proposals on the special architectural or historic interest of the building and on its setting.

PPG 15 identifies the issues that are generally relevant to the consideration of all listed building consent applications and which are:

- the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms
- the particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list:
- the building's setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby
- the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

Detailed issues

The detailed works relating to individual listed buildings have already been discussed above in relation to the planning application. It is accepted that the proposals will have an impact on the buildings themselves as well as their character and setting and this is addressed below. However it is concluded, that the proposed refurbishment of original structures, the settings and character of listed buildings will not be adversely affected by the proposals.

It is considered that the conversion of the listed mill building would not adversely affect its character, setting or appearance, particularly given the removal of substantial and unattractive modern additions and the refurbishment and retention of important original features such as the historic glazed lantern above the former engine house.

Whilst the proposal will result in the loss of historic fabric of the Mill building, this is necessary to facilitate its residential conversion and thereby ensure its preservation. These changes include the insertion of light wells to provide lifts natural light and ventilation at the core of the mill. Whilst these works will involve the removal of floor structure, the original cast iron beams and columns will be retained .

A proposed roof top addition accommodating six apartments will occupy a small area of the roof at the north western end of the Mill building and have a low horizontal character being set behind the mill parapets. As a result I consider that its visual impact when viewed from Mesnes Park and vantage points within the wider area will be low, and will consequently not detract from the character or setting of this listed building. In order to create the proposed light wells within the mill building, to facilitate its residential use, this will also require that parts of the original roof are removed and replaced with low pitched, glazed roofs with louvered ventilation. Given that the roof is concealed behind parapet, the introduction of these light well structures would not constitute features that would detract from the historic character or appearance of the mill, particularly as they would not be visible from ground level.

Whilst supporting the overall principle of the redevelopment, including the rooftop the new roof top apartments, English Heritage raised concerns regarding several aspects of the originally submitted scheme which principally included;

- The inappropriate use of upvc windows
- the need for improved elevational treatments of new buildings to incorporate more natural materials and glazing to achieve a satisfactory relationship with the listed buildings and Menses Park.
- the extent of demolition proposed for the Weaving Sheds and the need to ensure that the design and layout of the resulting residential units would preserve the character of these buildings and the setting of the listed Mill.

Following meetings with English Heritage and your officers the applicant has submitted amended plans which have satisfactorily addressed all of the issues listed above.

The applicant has confirmed that all window and doors throughout the entire scheme will be manufactured from either of metal or timber. Furthermore the new glazed, rooftop apartment structure will be constructed from anodised or powder coated aluminium framed windows. A condition is recommended to ensure that details of the construction of these windows are required prior to development commencing

The proposals for the weavings sheds have been substantially revised and internal layout of units reconfigured to ensure that as much as possible of the original structure and form of these listed buildings can be retained, in accordance with the advice of English Heritage. It is however accepted that the proposals will still result in sections of the sheds needing to be removed to facilitate residential units and associated outdoor amenity areas as well as providing light and ventilation to ground floor apartment of the Mill. It is considered that the retention of external walls and the creation of 43 units within the existing structure of the Weaving Sheds will ensure that their historic form and scale will be satisfactorily retained. The utilisation and retention of the metal framed existing roof structure also ensures that this element of the scheme will now retain the original repetitive sawtooth roof line and profile of these weaving sheds.

In particular the revised proposals including the following elements;

- All existing cast iron columns other than within the car parking area will be retained and refurbished. Existing timber beams, structural gutter members and roof steel work will also be retained

- A new roof covering (Stainless steel cladding) will directly fixed onto the existing roof structure
- The outside walls of residential units will be faced with a lightweight right natural timber cladding system
- As units will now adjoin the north eastern boundary “sawtooth” wall and retain the existing roof structure, the originally required buttresses to stabilise this wall are no longer required

The applicants have stated that the development will be undertaken in identifiable phases. Works relating to the conversion of Mill, Weaving Sheds and the Pump house will comprise the first and second phase of the scheme, ensuring that listed buildings will be safeguarded.

Observations on Representations Received

The issues in respect of the impact of the proposals on the setting and character of listed buildings are addressed above.

Assessment:
Conservation Area Consent:
A/09/72449CA:

Material Considerations:

Principle of Development
 Detailed issues

Principle of Development

PPG 15 states that “the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.” Where demolition is proposed, local planning authorities are advised that account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the effects of demolition on the buildings surroundings and on the conservation area as a whole”.

In this case the elements proposed for demolition which fall within the Mesnes Park Conservation Area include Unsympathetic entrances, lift towers/stairways added to the front and side of the Mill building during the 1980’s and the modern office building located between the southern end of the Mill and Nos. 45/46 Bridgeman.

I consider that these proposals provide the opportunity to remove these structures and buildings which make a negative contribution to the character and appearance of the Conservation Area. Their removal will facilitate the retention of the listed Mill and significantly enhancing its appearance.

It is therefore my view that the proposed redevelopment will result in an overall enhancement of the character of the Conservation Area.

Observations on Representations Received

The issues raised in respect of the demolition of buildings within the site are addressed above.

Conclusion:

This report relates to 3 applications which are inter-related.

I consider that these proposals strike a reasonable balance between the need to preserve the special historic interest of these important listed buildings and secure a long term viable use for the site. It is considered that the proposed reuse of listed buildings and the siting of new development within this sustainable urban location on the edge of Wigan town centre, will not detract from the character and appearance of the Conservation Area or Mesnes Park, adversely affect the amenities of nearby properties or result in highway safety and parking problems within the wider area.

Recommendations:

A/09/72444 Planning Application, A/09/72448LB Listed Building Consent and A/09/72449CA Conservation Area Consent;

That power be delegated to the Executive Director of Environmental Services to approve the applications subject to the conditions listed below following the entering of a Section 106 Agreement to under the following heads of terms;

- Provision of affordable housing units on the site and a financial contribution towards securing affordable housing provision
- A financial contribution towards off site public open space and play equipment
- to secure the provision of off site works within Mesnes Park relating to landscaping, railings and a disabled/cycle access link into the site
- Financial contribution for off site highway works
- Financial contribution of £2,500 to cover the costs arising from first 5 years of monitoring the travel plan by Wigan Council.

A/09/72444

Approved with Conditions

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details shown on plan references;
8943/54E - Demolition plan
8943/109S - Site plan
8943/118D,119D, 120C, 121C,123G,1243F, 125F,126B & 127A - Block A
8943/66D,67C,68C,70C,82,83C,60G,61H,55E,131C - Block B
8943/89C, 132B - Block C
8943/88F - Block D
8943/92H, 93H, 116C, 18Q, E-ap0, E-ap02 & E-ap03 - Block E
8943/110D, 111E - Block F
8943/112C, 113C & 114D - Block G

8943/107D & 105C - Block H

Or any other plan agreed in writing as a working amendment by the Local Planning Authority.

2. Before the commencement of any part of the development within an agreed phase of the approved phasing strategy (required by Condition 24), particulars/samples of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved materials.
3. Before any works commence in pursuance of this consent, A method statement specifying the details of the steps and precautions to be taken to secure the safety and stability of the remaining/adjoining listed Weaving Sheds in the course of the works shall be submitted to and approved in writing by the Local Planning Authority, and such steps and precautions shall be undertaken in full prior to commencement of demolition and maintained until completion of the works.
4. Notwithstanding the submitted drawings and particulars, prior to the commencement of any works comprising the installation or repair of external windows, doors and the construction of the glazed roof top additions and light wells to the Mill and Pumphouse, specification plans at a scale not exceeding 1 in 20, including details of materials, frame design, colour, texture, and reveals, shall be submitted for the written approval of the Local Planning Authority. The development shall be implemented fully in accordance with the approved details.
5. Notwithstanding the details submitted with the application, no works shall take place until a Method Statement has been submitted to, and approved in writing by the Local Planning Authority which identifies all areas of replacement brickwork and stonework to all existing buildings and structures, and includes details of materials, mortar mix and pointing. The development shall be undertaken in accordance with the approved details and method statement
6. Notwithstanding the details submitted with the application, no works to the Mill, Weaving Sheds and Pumphouse shall take place until details of a Mechanical and Electrical Strategy have been submitted to, and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with such approved details.
7. Notwithstanding the details submitted with the application, no works shall take place until a structural assessment report and Method Statement has been submitted to, and approved in writing by the Local Planning Authority for the restoration of the railway arches over the reservoir (lodge). The restoration scheme shall be undertaken in accordance with the approved details.
8. Before any part of the development hereby approved is commenced, details of cross-sections of rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The details shall be shown on 1:20 scale drawings unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.
9. No development shall take place until there has been submitted to and approved in writing by the local planning authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any of the buildings are first occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

10. Notwithstanding the drawings and particulars submitted with the application, prior to their installation full details of the design, location and operation of all security gates shall be submitted to and approved in writing by the Local Planning Authority
11. Notwithstanding the details shown on the approved plans, details of surfacing materials for car parking areas, vehicular and pedestrian accesses and circulation areas (Including the decking around the lodge) shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be constructed only in accordance with the approved surfacing materials and the approved phasing strategy (as required by Condition 24).
12. The site shall be treated in accordance with a landscape scheme to be submitted to and approved in writing by the Local Planning Authority before any part of the development is commenced and all works in accordance with the scheme shall be completed within a period of 12 months from the date on which development in accordance with the permission hereby granted is first commenced, or such longer period as may be agreed by the Local Planning Authority, having regard to planting seasons, such landscape scheme to include the planting of live trees and the treatment of forecourts, paving and boundary fences. All planting shall be maintained for a period of 5 years from the agreed date of planting.
13. Notwithstanding the submitted drawings and particulars, prior to the commencement in occupation of any of the units hereby granted permission, details of secure storage facilities and bin storage facilities for the development, shall be submitted to, and approved in writing by the Local Planning Authority. Such approved cycle storage and bin storage facilities shall be fully provided before the commencement in use of the development unless otherwise agreed in writing by the Local Planning Authority.
14. Notwithstanding the submitted details and approved drawings, the development hereby approved shall not be brought into use until areas for the movement, loading, unloading and parking of vehicles have been provided, constructed, drained and surfaced in complete accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any order revoking or re-enacting that order with or without modification), these areas shall remain available at all times for this purpose unless otherwise agreed in writing by the Local Planning Authority.
15. Notwithstanding the travel plan document which has accompanied the planning application, and to accord with Wigan Council's Travel Plans Supplementary Planning Document, prior to the first occupation of the development hereby approved unless otherwise agreed by the Local Planning Authority in writing, details of a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall show measures to reduce the need to travel to and from the site by private transport and the timing of such measures. The plan shall be implemented in accordance with the details as approved.
16. The development shall be carried out in accordance with the recommendations as set out within the Bat Report (11.02.08) and Ecological Assessment (18/04/08) prepared by Ecology Services UK Ltd, and prior to the commencement of development a scheme detailing the provision of further opportunities for bat roosting within the development, including bat boxes, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with such approved details.

17. Before the development hereby approved is brought into use all plant and machinery shall be enclosed with sound insulating material in accordance with a scheme previously agreed in writing by the Local Planning Authority.
18. Before the development hereby approved is commenced, a scheme for protecting the proposed development from noise from road traffic, rail traffic, Wigan & Leigh College electricity sub-stations and activities within Mesnes Park shall be submitted to and approved in writing by the Local Planning Authority. Any works which form part of the scheme shall be completed before any of the buildings of the development are first occupied within an agreed phase of the approved phasing strategy (as required by Condition 24).
19. Before the development hereby approved is occupied a scheme of insulation of within the Mill between the gym and apartments shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out in accordance with the approved scheme before first occupancy.
20. No development shall be started until an investigation and assessment of the nature and extent of any contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The assessment shall identify any remedial measures required to deal with any hazards identified and such measures shall be implemented before the first occupation of any of the buildings within an agreed phase of the approved phasing strategy (as required by Condition 24).
21. Prior to the commencement of development a scheme detailing the measures to control and monitor dust emissions from the site during construction work shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved measures.
22. No development or demolition shall take place until an archaeological building survey has been undertaken and a detailed archival report has been produced on that survey in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
23. No development or demolition shall take place until the applicant has secured the implementation of an archaeological watching brief during demolition. The watching brief shall be undertaken in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
24. Full details of the phasing strategy of the implementation of development hereby approved, which specifies that the first phase(s) shall relate to works in relation to the listed Mill. Weaving Sheds and Pumphouses, shall be submitted to, and approved in writing by Local Planning Authority. The development shall be carried out in accordance with the phasing details approved under this condition unless otherwise as agreed in writing with the Local Planning Authority.

Reasons:

1. For the avoidance of doubt, and having regard to Policy EV3A of the replacement Wigan UDP.
2. To ensure that the external appearance of the buildings is satisfactory, having regard to Policies EV3A, EV4A, EV4B, EV4D of the replacement Wigan UDP
3. To preserve the listed building in accordance with Policies EV3A, EV4A, and EV4B, of the replacement Wigan UDP
4. To ensure that the external appearance of the buildings is satisfactory, having regard to Policies EV3A, EV4A, EV4B, EV4D of the replacement Wigan UDP

5. To ensure that the external appearance of the buildings is satisfactory, having regard to Policies EV3A, EV4A, EV4B, EV4D of the replacement Wigan UDP
6. To preserve the character and appearance of the Listed Building having regard to Policy EV4B of the replacement Wigan UDP.
7. To ensure that details of the development are satisfactory, having regard to Policies EV3A, EV4A, and EV4B of the replacement Wigan UDP
8. To ensure that the external appearance of the buildings is satisfactory, having regard to Policies EV3A, EV4A, and EV4B of the replacement Wigan UDP
9. To help to assimilate the proposed development into its surroundings, having regard to Policy EV3A, EV4A, EV4B and EV4D of the replacement Wigan UDP.
10. To ensure that the development would be accessible by disabled persons and that the security gates would be of an appropriate design and appearance having regard to Policies A1C, EV3A, EV4A, EV4B and EV4D of the replacement Wigan UDP.
11. To help to assimilate the proposed development into its surroundings, having regard to Policies EV3A, EV4A, EV4B and EV4D of the replacement Wigan UDP.
12. To help to assimilate the proposed development into its surroundings, having regard to Policy EV3D of the replacement Wigan UDP.
13. To ensure the provision of satisfactory bin storage facilities and to encourage the use of modes of transport other than the private car, in accordance with Policies R1D, R1G, EV3A and A1S of the replacement Wigan UDP.
14. To allow for vehicles visiting the site to be parked clear of the public highway, in accordance with Policies A1R and A1S of the replacement Wigan UDP.
15. To reduce the need to travel to and from the site by private transport in accordance with UDP Policy A1B and Travel Plans Supplementary Planning Document and in order to promote sustainable modes of travel to and from the site, and to reduce reliance on the private car.
16. To secure an enhancement of the biodiversity of the site and to safeguard protected species and their habitat in accordance with Policy EV2D of the Replacement Wigan UDP.
17. The insulation of plant and machinery which generate high levels of noise will reduce the impact of the proposal on existing development in the vicinity, in accordance with Policies EV1B and G1A of the replacement Wigan UDP.
18. To provide an acceptable level of noise both within the proposed dwellings and the residential area generally, in accordance with Policies R1D and G1A of the replacement Wigan UDP.
19. To safeguard the amenities of the adjoining premises and the area generally, having regard to Policy G1A of the replacement Wigan UDP.
20. To ensure that any contamination is investigated and treated to the satisfaction of the Local Planning Authority, during the carrying out of the development as required by Policy EV1B of the replacement Wigan UDP.
21. To safeguard the amenities of the adjoining premises and the area generally, having regard to Policy G1A of the replacement Wigan UDP.
22. The Local Planning Authority considers the site is of archaeological interest and wishes to secure the satisfactory removal of the archaeological remains and/or recording of the subsequent findings, as required by Policy EV4E of the replacement Wigan UDP.
23. The Local Planning Authority considers the site is of archaeological interest and wishes to secure the satisfactory removal of the archaeological remains and/or recording of the subsequent findings, as required by Policy EV4E of the replacement Wigan UDP.

24. To ensure that the development secures the preservation of listed buildings within the site, having regard to Policy EV3A, EVAB and EV4B of the replacement Wigan UDP.

A/09/72448LB

Approved with Conditions

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details shown on plan references;
8943/54E - Demolition plan
8943/109S - Site plan
8943/118D, 119D, 120C, 121C, 123G, 1243F, 125F, 126B & 127A - Block A
8943/66D, 67C, 68C, 70C, 82, 83C, 60G, 61H, 55E, 131C - Block B
8943/107D & 105C - Block H
or any other plan agreed in writing as a working amendment by the Local Planning Authority.
2. Before any part of the development hereby approved is commenced, particulars/samples of the materials to be used for the external walls and roof shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved materials.
3. Before any works commence in pursuance of this consent, A method statement specifying the details of the steps and precautions to be taken to secure the safety and stability of the remaining/adjoining listed Weaving Sheds in the course of the works shall be submitted to and approved in writing by the Local Planning Authority, and such steps and precautions shall be undertaken in full prior to commencement of demolition and maintained until completion of the works.
4. Notwithstanding the submitted drawings and particulars, prior to the commencement of any works comprising the installation or repair of external windows, doors and the construction of the glazed roof top additions and light wells to the Mill and Pumphouse, specification plans at a scale not exceeding 1 in 20, including details of materials, frame design, colour, texture, and reveals, shall be submitted for the written approval of the Local Planning Authority. The development shall be implemented fully in accordance with the approved details.
5. Notwithstanding the details submitted with the application, no works shall take place until a Method Statement has been submitted to, and approved in writing by the Local Planning Authority which identifies all areas of replacement brickwork and stonework to all existing buildings and structures, and includes details of materials, mortar mix and pointing. The development shall be undertaken in accordance with the approved details of a method statement.
6. Notwithstanding the details submitted with the application, no works to the Mill, Weaving Sheds and Pumphouse shall take place until details of a Mechanical and Electrical Strategy have been submitted to, and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with such approved details.
7. Notwithstanding the details submitted with the application, no works shall take place until a structural assessment report and Method Statement has been submitted to, and approved in writing by the Local Planning Authority for the restoration of the railway

arches over the reservoir (lodge). The restoration scheme shall be undertaken in accordance with the approved details.

8. Before any part of the development hereby approved is commenced, details of cross-sections of rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The details shall be shown on 1:20 scale drawings unless otherwise agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.
9. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any of the buildings are first occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.
10. Notwithstanding the details submitted with the application, no works to the Mill shall take place until a Method Statement has been submitted to, and approved in writing by the Local Planning Authority which includes details of the cleaning methodology of internal brickwork including paint removal, and the refurbishment of vaulted ceilings within the Mill building. The restoration scheme shall be undertaken in accordance with the approved details.

Reasons:

1. For the avoidance of doubt, and having regard to Policy EV3A of the replacement Wigan UDP.
2. To ensure that the external appearance of the buildings is satisfactory, having regard to Policies EV3A, EV4A, EV4B, EV4D of the replacement Wigan UDP.
3. To preserve the listed building in accordance with Policies EV3A, EV4A, and EV4B, of the replacement Wigan UDP.
4. To ensure that the external appearance of the buildings is satisfactory, having regard to Policies EV3A, EV4A, EV4B, EV4D of the replacement Wigan UDP.
5. To ensure that the external appearance of the buildings is satisfactory, having regard to Policies EV3A, EV4A, EV4B, EV4D of the replacement Wigan UDP.
6. To preserve the character and appearance of the Listed Building having regard to Policy EV4B of the replacement Wigan UDP.
7. To ensure that details of the development are satisfactory, having regard to Policies EV3A, EV4A, and EV4B of the replacement Wigan UDP.
8. To ensure that the external appearance of the buildings is satisfactory, having regard to Policies EV3A, EV4A, and EV4B of the replacement Wigan UDP.
9. To help to assimilate the proposed development into its surroundings, having regard to Policy EV3A, EV4A, EV4B and EV4D of the replacement Wigan UDP.
10. To preserve the character and appearance of the Listed Building having regard to Policy EV4B of the replacement Wigan UDP.

A/09/72449CA

Approved with Conditions

1. No demolition works shall be commenced until details have been submitted to and approved by the Local Planning Authority which demonstrates that the necessary financial and contractual arrangements are in place for the refurbishment of the external fabric of Pagefield Mill.

Reasons:

1. For the avoidance of doubt, and having regard to Policy EV3A of the replacement Wigan UDP.

Plans Attached to Report

Location Plan

P/TAYLOR/A/09/72444/A/09/72448LB/A/09/72449CA

Application No: A/09/72444/A/09/72448LB/A/09/72449CA (Video)

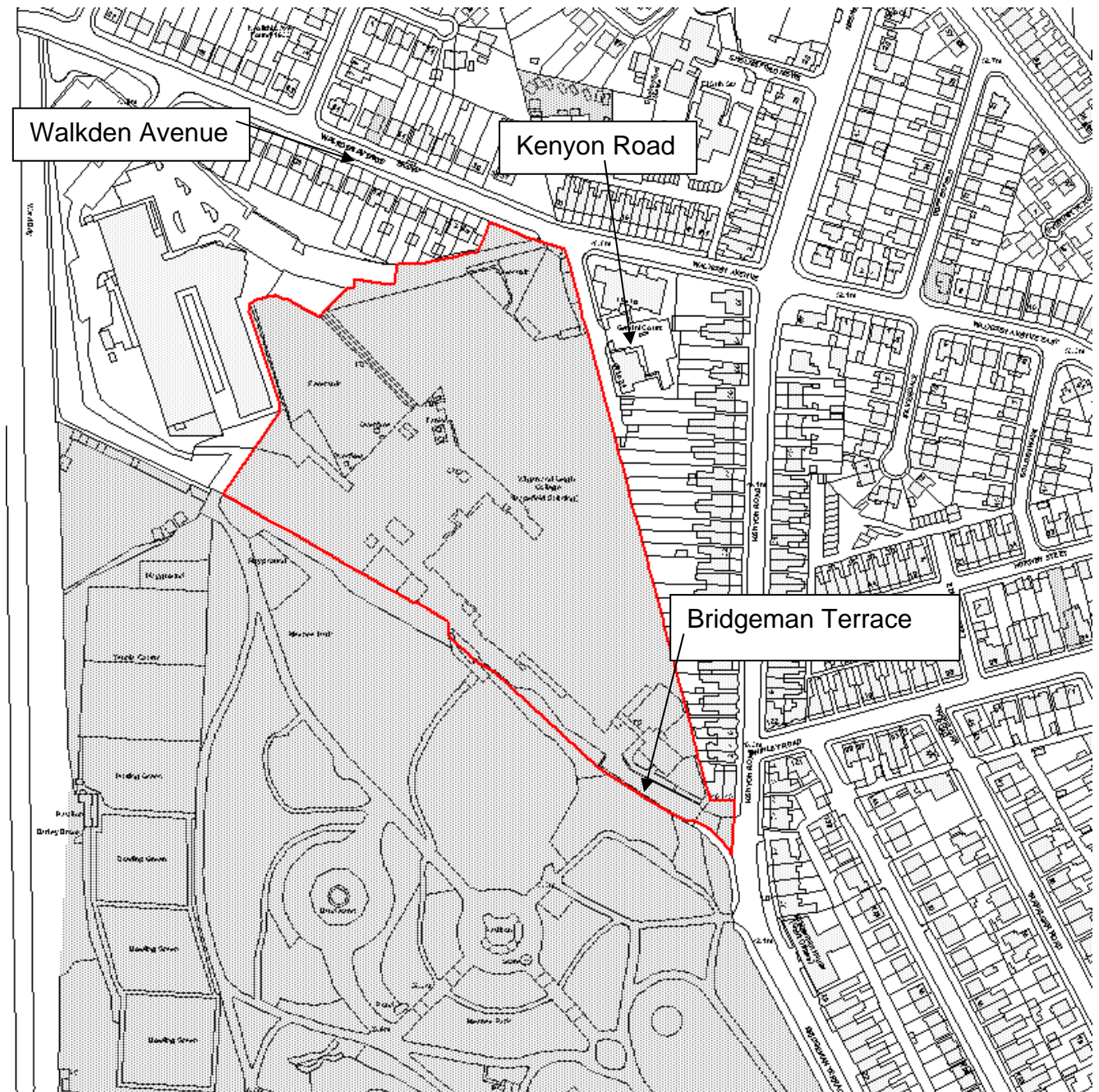
Development Proposed: A/09/72444 - Partial demolition of existing buildings followed by conversion of remaining buildings into residential uses and erection of 5no. buildings resulting in the creation of 295 residential units and 700m² of office accommodation.

A/09/72448LB - Listed Building consent for the partial demolition and conversion of existing buildings and the erection of 5no. buildings, forming 295 residential units and 700m² of office accommodation

A/09/72449CA - Conservation area consent for the part demolition and conversion of the existing mill buildings into residential use and the demolition of the existing building and erection of office building

Location: Former Pagefield Campus Wigan And Leigh College Walkden Avenue Wigan

Ward: Wigan Central



Site Area

This plan is representative only, to indicate the site in relation to its surroundings.

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