

Wigan Council

Report to Planning Committee

9th March 2010

Application No: A/09/72812 (Video)

Speaking arrangements:

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

Applicant: Alard Properties

Agent: HOW Planning LLP

Development Proposed: Mixed Use regeneration scheme comprising residential (C3), employment (B1) and small scale retail (A1), new public open space and associated infrastructure (all matters reserved except access)

Location: Bridgewater Business Park West Bridgewater Street Leigh

Ward: Leigh South

Representations

Two letters received.

Site Description:

The site is broadly rectangular in shape and extends to approximately 9.8 hectares and is bounded by the Bridgewater Canal to the north and residential areas to the south, east and west. Access to the site is taken from West Bridgewater Street, which runs west to east from the A572 St Helens Road.

The application site has several distinct elements. The central and eastern part of the site is known as Bridgewater Business Park (BBP) and is owned by the applicant. The majority of these buildings have historically been used by the British Insulated Callenders Cables Limited (BICC), which ceased operations in 2001. The buildings are typically large brick warehouses, which previously housed industrial machinery and were predominantly in general industrial and manufacturing use.

The majority of the businesses now located at the BBP operate on a short term licence basis. The units vary but a common theme is that they provide low-grade, low density forms of employment, typically occupying small areas within the very large building envelopes. There are in total 13 businesses operating within the building complex and this provides employment for a total of 74 staff.

The Christ Church of England Primary School lies to the west of BBP, occupying land fronting West Bridgewater Street. It is a very constrained site.

Land to the south east of the school and toward the western extremity of BBP is also owned by the applicants but leased on a long term basis by Brand Rex, which manufactures a variety of cable products for national and international clients. The land does not form part of the planning proposal; rather the indicative master plan for the site has been designed to allow for its continued operation. There are no proposals to alter the current arrangements other than to modify the access to this part of the site.

To the west of the school and Brand Rex the applicant owns significant areas of land along the site's frontage to St Helens Road and this land is currently occupied by a number of properties and businesses some of which have now become vacant. A Public House is located towards the North West corner of the site which has now been acquired by the applicant, and it is proposed that this will be retained. There are other third party interests with land holdings within this part of the site, which will form the phase 2 employment area.

As at April 2009 it is estimated that only 55% (14,625 sq.m of 32,558 sq.m) of the total floorspace is occupied. It is also acknowledged that there has been a fall in employees at the site from 155 in September 2007 to 75 in April 2009.

Proposals:

The application is accompanied by a comprehensive mixed-use masterplan which includes a range of uses including employment, residential, small scale retail development and public open space.

The application is submitted in outline with all matters reserved except for means of access. Full details relating to layout, scale, appearance and landscaping will be submitted as part of subsequent reserved matters applications which will be framed in the context set by the Design and Access Statement.

The application proposes the comprehensive redevelopment of the site to provide the following types of development:

- Employment (Use Class B1a, b and c) 8,700 sq.m floor space on land within the applicant's control in phase I and II.
- Retail (Use Class A1) up to 500 sq.m floor space;
- Public Open Space of 0.81 ha; and
- Residential (Use Class C3) up to 320 units which will be released on a phased basis linked to the provision of the employment allocations.

A total of 7,533 sq.m is shown for B1 employment uses provided in a mix of two, three and four storey buildings in phase I on the indicative master plan.

On land to the south of West Bridgewater Street the masterplan designates additional land both within and with out the applicants' control as Phase 2 to provide further employment uses and this will be adjacent to the existing employment uses and allocation in the UDP at Brand-Rex.

In addition the master plan includes housing areas which will be adjacent to the canal along the northern boundary and the existing housing to the south and east replacing the large industrial sheds historically associated with the former BICC. A small element of retail is proposed throughout the site to meet local needs and there are significant areas of public open space shown throughout the master plan.

Supplementary Documents:

Planning Statement
Design and Access Statement
Landscape Framework
Transport Assessment
Statement of Community Involvement
Travel Plan Framework
Flood Risk Assessment
Bat and Bird Survey
Noise Survey
Geo-Environmental Report
Property Market Report
Site Waste Management Plan
Screening Opinion
Affordable Housing Statement

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

Policy Context
UDP Allocation:

8.8 ha of the application site (including Brand Rex) are designated as a Primary Employment Area.

2.8 ha is unallocated in the Replacement Unitary Development Plan

Relevant Policies/Guidance

National Policy Guidance

PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPS4 - Planning for Sustainable Economic Growth
PPS9 - Biodiversity and Geological Conservation
PPG13 - Transport
PPG17 Planning for Open Space and Recreation
PPS23 - Planning and Pollution Control
PPS24 - Planning and Noise
PPS25 - Development and Flood Risk

Regional Spatial Strategy to 2021

DP4 - Make the Best Use of Existing Resources and Infrastructure
DP5 - Manage Travel Demand, Reduce the Need to Travel and Increase Accessibility
W3 - Supply of Employment Land
L4 - Regional Housing Provision
L5 - Affordable Housing Provision
EM18 - Decentralised Energy Supply

Replacement Unitary Development Plan Policies

EM1 - Land and Buildings for Employment Uses
EM1A - Primary Employment Areas
EM1C - Employment Development outside Primary Employment Areas
EM1D - Offices
S1F - Retail and Leisure Development Outside Town Centres and Local Centres
R1B - New Housing Sites
R1D - The Design of New Residential Development and House Extensions
R1E - Open Space in New Housing Developments
R1H - Affordable Housing
EV1 - Environmental Protection and Enhancement
EV1B - Pollution
EV3A - Design of New Development
EV3D - Landscaping of Development
A1 - Accessibility
A1A - Transport Assessments
A1B - Travel Plans
G1A - Impact of Development on Amenity
G1B - Planning Obligations
G1C - Development and Flood Risk

Previous Relevant Decisions:

There have been a number of historic applications relating to the commercial uses that are currently on the site but they have no bearing on the determination of this application.

Consultations:

Engineers Highways - No objections in principle
Drainage - No objections in principle
Environmental Protection: No objections. Conditions required relating to contamination and noise
Environment Agency - Suggest conditional consent and this will need to satisfactorily address contamination, surface water regulation and flood risk issues
United Utilities - No objections in principle
4NW formerly the Regional Development Agency - No objection to the mix of uses shown on the master plan
GM Police - Require secure by design matters to be incorporated at reserved matters stage

Representations

The proposal has been subject to significant pre-application consultation and the application has been subject to press, site and individual neighbour consultation. Two letters of objection have been received.

The grounds of objection relate to:

- the structural integrity of the canal on the northern boundary of the site:
- access to the existing industrial units and the electricity substation

Assessment

Material Considerations:

Principle of Development
Transportation
Retail Assessment
Environmental Impact
Design of New Development
Open Space in New Housing Development
Affordable Housing
School Relocation
Observations on Representations Received

Principle of Development

The main issue regarding the principle of development is the loss of employment land and replacement by housing. Providing employment uses on land that is unallocated in the UDP is acceptable if it complies with Policies EM1C and EM1D.

The planning system is charged with protecting the historic fabric and cultural heritage of the borough whilst facilitating new developments and facilities for all residents. The Council is committed to developing strong, vibrant and sustainable communities and to promoting community cohesion in urban areas. This must however be guided by and in accordance with the provisions of the Development Plan and government guidance.

The majority of the site is allocated in the Replacement UDP as a Primary Employment Site. Policy EM1A states that within primary employment areas, development for, or changes of use to, uses within Classes B1, B2 and B8 or other employment uses will be permitted provided that there will be no unacceptable environmental, amenity, highway, road or other adverse impact. Other uses will only be permitted when:

- they will be small scale and complementary to the primary employment function of the area or part thereof; or
- they are on the fringe of the Primary Employment Area and it can be demonstrated that it will improve the physical relationship between the employment uses and adjacent uses, and it will not result in any greater constraint on the development and use of the remaining Employment Area for employment purposes.

Where all, or a substantial part of a Primary Employment Area is proposed for development, a master plan or development brief shall be agreed with, and approved by, the Council. As the majority of the site is allocated as a Primary Employment Area, and because it is proposed to develop this land for non-employment purposes a master plan has been produced.

Policy EM1 of the Replacement Unitary Development Plan sets out the need for the Council to make best use of its existing employment land. It sets out the issue of an identified shortfall of employment land of up to 91 hectares through the need to identify 255 hectares of employment land for the plan period of April 2002 to April 2016. This issue is a key consideration for this proposal. To ensure that the Council is making the best use of employment land the applicant needs to provide robust justification as to why uses other than those permitted under policy EM1A are acceptable on the land allocated as a Primary Employment Area.

The proposed master plan will result in a net decrease of 23,776 sq.m of employment floorspace. 32,558 sq.m of existing employment floorspace would be removed and replaced by a minimum of 8,782 sq.m of new employment floorspace. This new employment floor space all lies outside the Primary Employment Area. Such a substantial loss of floorspace is clearly regrettable but there has been a marked decline in occupied floorspace on the business park over the last 24 months. This has resulted in a reduction in the number of employees working in the units from the 3,000 associated with the previous BICC operations to 75 at the present time. There is also only approximately 50% of the floorspace being used. The loss of floorspace is supported by the findings of the submitted Property Market Report, produced by Lambert Smith Hampton. Whilst the report provides a snapshot of the current economic climate it is difficult to dispute the conclusions.

This report reviews the commercial property market in Leigh and having assessed land and buildings in use or available for employment uses recommends the following maximum floorspace requirements namely:

- Industrial 4645 sq.m;
- Retail/Local Centre 929 sq.m; and
- Public House/Restaurant 929 sq.m.

The applicant recognises that the council has allocated a larger area for employment purposes and proposes that 8,782 square metres of floorspace will be provided on a phased basis for employment uses. This will allow for employment land of an appropriate type including offices and smaller industrial units to be made available in the short and medium term.

It is my view that there is justification for the reduction in the amount of land that would be used for employment purposes, because the new employment sites (outside the primary employment area) will replace existing unproductive employment buildings with employment uses for which a need has been identified within Leigh.

The scale of the proposed employment uses outside the primary employment area comply with policies EM1C and EM1D being on a highly sustainable brownfield site close to the town centre. They are on an edge of town centre site and therefore will need to be

referred to Government Office North West under the Town and Country Planning (Consultation) (England) Direction 2009.

Planning Policy Statement 1 states that planning should facilitate and promote sustainable development and inclusive patterns of urban development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve peoples quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the historic environment and communities;
- ensuring high quality development through good and inclusive design and efficient use of resources; and
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable, and mixed communities with good access to jobs and key services for all members of the community.

The proposed masterplan contains significant amounts of housing on the current primary employment area and an element of retail development. This conflicts with one of the primary aims and objectives of policies EM1 and EM1A which seeks to protect existing employment sites from re-development for other purposes. In this case the existing large industrial shed type buildings are not deemed fit for purpose and detracts from both the visual amenity of the area and the residential amenity of houses which share a common boundary with both the buildings and service yards.

There will be significant visual improvements associated with the proposal and the amount of commercial floorspace is deemed satisfactory to meet demand in the medium to long term. The re-use or redevelopment of the majority of the buildings in the Primary Employment Site could give rise to significant amenity problems for existing residents. Therefore the proposal will help to secure a number of the key objectives outlined in PPS1 and the UDP as well as bringing replacement employment opportunities to the application site area.

It can be seen, therefore, that there is significant support both through national and local policy in seeking to achieve economic prosperity which gives support to constructing new modern purpose built and energy efficient buildings.

A financial viability assessment has been undertaken on behalf of the applicant and in the short term given prevalent interest rates the residential element would provide negative equity. This is based on the current economic climate. However it is assumed that the market is recovering and the figures can improve to give the applicant a modest return. The applicant is confident that elements of the scheme can be brought forward quickly and this will provide a boost for economic activity in Leigh.

I consider that the proposal is acceptable having weighed policies against regeneration benefits that would flow from the permission provided that a phasing plan for the commercial development is agreed and linked to the release of the employment land on a phased basis as the residential elements of the scheme come forward. This will be controlled by way of a S106 agreement. However Members need to be aware that only on construction of 100 houses will the phase 1 employment land be serviced and marketed.

Transportation

The application is accompanied by a Transport Assessment and Travel Plan. Access into the site will be taken from the existing entrance from St Helens Road, which will be upgraded to a signalised junction. This will improve access to and from the site for motorists, pedestrians and cyclists.

As part of the S106 agreement a sum of £50,000 will be acquired towards the provision of a bridge link across the canal. This will significantly improve accessibility for pedestrians and cyclists from the site and adjoining residential areas to Leigh Town Centre.

The TA concludes that based on a robust comparison, it has been established that the existing site uses, if fully operational, will generate a similar level of trips as the development proposals. This confirms that there will be no overall increase in traffic over the wider highway network and will in fact reduce the amount of hgv trips which will in turn provide further environmental benefits. This study has been verified by my Highway Engineers.

Retail Assessment

The proposal involves 500 square metres of floorspace. This will be in the form of small convenience stores to serve the immediate residential area and users of the canal towpath which has recently been upgraded from Warrington Road to St Helens Road. This is acceptable having regard to UDP policy S1F as there will be no impact on the vitality or viability of the Town Centre.

Environmental Impact

There are a number of potential adverse impacts on the residential elements of the proposal from noise sources associated with the existing Brand Rex and the proposed commercial uses:

- Arrival and departure of vehicles (cars and goods vehicles);
- Loading and unloading and manoeuvring of goods vehicles (including fork lift trucks);
- Externally mounted plant and equipment;
- Breakout of internally generated plant and equipment noise;
- Car park areas;
- Road traffic noise from St Helens Road; and
- Noise and vibration during construction.

A noise assessment has been submitted with the application (prepared by Enviros dated April 2009). Additional information has been requested from the consultant due to concerns about the scope of the noise survey. Further to this a night visit was conducted and a visit made to Brand Rex. Despite the additional assessments I still have some concerns about noise from the Brand Rex site and the mitigation that may be required to protect the proposed housing opposite, particularly to the north.

However the master plan contains significant elements of public open space which will have the dual benefit of providing opportunities for recreational activities and can act as structural landscaping to provide a natural buffer between the commercial uses and the proposed residential elements of the scheme. Any layout as part of the reserved matters for housing to the north and directly adjacent to the south east of the Brand Rex site will need careful consideration and may mean that certain areas of the site have to be used as open space to provide a buffer between the employment uses and the proposed houses. The masterplan allows for this and it should not affect the density of housing that can be achieved.

Also at reserved matters stage I will require evidence of energy efficiency measures to be incorporated into the layout to meet the targets set down in policy EM18 of the Regional Spatial Strategy and emerging core strategy.

Design of New Development

The application is made in outline with all matters reserved except for access. The Design and Access Statement includes a scale and parameters plan and indicative layout.

It is intended that the residential component of the scheme will provide a mix of dwelling types including both apartments and houses. Houses would be the predominant land use with apartments used to define the canal side and other key prominent locations where greater height may be appropriate. The housing will include 2, 3 and 4 bedroom properties, the precise mix will be determined at reserved matters stage when there will be a clearer idea of local demand and developer aspirations. The house types may include different heights and include detached, semi-detached and short terraces.

A suitable density for this site will be in the range of 40 to 50 dwellings per hectare. This would allow for a mix of different types.

I consider that these issues can be dealt with at the reserved matters stage.

Open Space in New Housing Developments

The open space is to be provided on site in accordance with the requirements of policy. A payment in lieu of play provision will also be required and for the maintenance and upkeep of the Public Open Space and Play Equipment Provision. This will be in accordance with Replacement Wigan Unitary Development Plan Policy R1E and the Supplementary Planning Document regarding these matters.

The range of open spaces indicated in the submitted master plan does provide interest and variety and is generally appropriate for the development.

An area adjacent to Brand Rex is identified as one of the main structural open spaces. This will provide visual relief to the residential properties within the master plan and will also ensure a satisfactory amount of open space within the master plan.

It is also anticipated that play areas will be located on site as it is anticipated that the number of new houses will exceed 300.

Affordable Housing

The proposal needs to be assessed against UDP Policy R1H and government guidance in PPS3. Both acknowledge and require a range of house types and tenure to meet the needs of the community including the provision of affordable housing. The application states that the proposals meet this policy objective by providing a mix of family housing, but the application does not show how the proposal will meet the need for affordable housing in the area.

The applicant's state in support of the application that in the current economic climate an exception to Policy R1H should be made due to issues regarding financial viability of the proposals. A report has now been produced and shows the site at the present time to have negative value when assessed against the level of housing proposed.

I would take the view that the redevelopment of this site will bring significant regeneration benefits to the area and, as such, there is justification at the present time for setting aside the need to provide an element of affordable housing provided that the length of permission is limited to no more than 3 years. This would enable a further assessment on the matter to be undertaken should the development not commence and the economic climate improve.

School Relocation

Provision has been made in the master plan to re-locate the school to the main Leigh Sports Village Site at Marshall Street. At the present time there is no funding mechanism to actually achieve this and in the short term the applicant is willing to provide an area of land for the school that could be utilised for parking or as a playground.

It was originally envisaged that subject to grant funding the school would re-locate to a site at Leigh Sports Village. Whilst provision has now been made at the Village the funding is not presently available. The school site is adjacent to the phase 1 employment uses and therefore the master plan has been designed to maximise commercial floor space should this opportunity of relocation of the school arise.

In the longer term the master plan would see the existing School site re-developed for commercial purposes to provide an additional element of commercial floorspace that would be consistent with the employment policies of the UDP.

Observations on Representations Received

The application has been subject to significant public consultation prior to submission of a formal application and also as part of the statutory consultation process. Two letters of objection have been received.

One from Peel Holdings who have responsibility for the canal and are concerned about the impact of any development on the integrity of the canal. I consider that this can be adequately controlled by planning condition.

Secondly Brand Rex are concerned about access arrangements to their site and the position of an existing sub-station. As layout, scale and design are not being determined as part of this submission I would advise Members that these matters can be overcome at the time of any subsequent reserved matters application.

Conclusion:

The application has evolved from significant discussions and over a considerable period of time. The application is supported by a property report which sets out the floorspace requirements for this area which are exceeded on the master plan. In addition there has been a significant reduction in terms of employment on the site and the amount of floorspace that remains in commercial use. It is also accepted that the existing buildings are not really suitable for continued use and have a poor relationship to the existing residential properties that share a common boundary along the east and south.

On balance I take the view that the regeneration benefits associated with the proposal are sufficient to outweigh the element of non-policy compliance at this time.

Should this permission not be commenced the permission would lapse and the council would be entitled to consider any further proposals that may be submitted afresh. This is particularly important if there is a change in the economic climate which could give the opportunity for the range of uses to be re-considered and adjusted.

I would therefore recommend that Members be minded to approve the application subject to referral to Government Office North West as required under the terms of The Town and Country Planning (Consultation) (England) Direction 2009 because the scheme includes elements of office and commercial space to be located outside the Town Centre of Leigh and the applicant entering into a S106 agreement to provide; a contribution of £50,000 towards the provision of a footbridge across the canal; public open space provision, play equipment provision and maintenance in accordance with UDP policy and the SPD; travel plan monitoring; phased delivery of employment land and provision of additional land for the primary school.

Recommendation

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 the master plan reference 3808 D25 Rev E received on the 28.01.2010 and 2007-394/SK012 received on the 18.02.2010.
2. Before any part of the development hereby approved is commenced, approval shall be obtained from the Local Planning Authority with respect to the following matters, namely appearance, landscaping, layout and scale.

3. Prior to the commencement of the construction of any building hereby approved provision shall be made on the site for:-
the parking of construction workers vehicles
storage of building materials, equipment and plant, and
placement of site cabins, site offices and storage containers
In accordance with details to be submitted to and approved in writing by the Local Planning Authority before the commencement of the development.
The development shall be carried out only in accordance with the approved details.
4. The recommendations of The Travel Plan framework submitted on behalf of the applicant and dated 27.04.2009 shall be implemented as part of each and every subsequent approval of reserved matters unless otherwise agreed in writing by the Local Planning Authority.
5. The following information shall be submitted as part of any subsequent reserved matters application:
 - (i) a full site survey showing:
the datum used to calibrate the site levels
levels along all site boundaries
levels across the site at regular intervals
floor levels of adjoining buildings
 - (ii) full details of the proposed finished floor levels of all buildings, hard surfaces and relationship to adjoining sites still to be developed.The development shall be carried out only in accordance with the approved details.
6. Before the development hereby approved is commenced, a scheme for protecting the proposed residential development from noise from adjacent commercial and industrial use 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 permitted development is occupied (unless otherwise agreed by the Local Planning Authority).
7. Before the development hereby approved is brought into use all plant and machinery in the commercial uses shall be enclosed with sound insulating material in accordance with a scheme previously agreed in writing by the Local Planning Authority.
8. A scheme in the form of a Construction Environmental Management Plan (CEMP) should be submitted to the local planning authority for approval detailing the measures to be employed to control and monitor noise and vibration. The approved scheme shall be complied with for the duration of all construction works.
9. The use hereby permitted shall not be carried out except during the following hours:
B1 Uses 0800 to 2000 Monday to Saturday and
A1 Use 0700 to 2300 hours and at no other times unless agreed in writing by the Local Planning Authority.
10. Before the development hereby approved is commenced, a scheme for the extraction of fumes and odours for the employment uses hereby approved shall be submitted to and approved in writing by the Local Planning Authority and all works which form part of the approved scheme shall be carried out and completed before the development is brought into use.
11. No more than 500 sq.metres of floor space shall be used for Class A1 retail purposes.

12. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- a) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
 - b) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

A verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

13. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (Atkins Final 24/04/09 Ref: 5060577/001/62/ZT/01) and the following mitigation measures detailed within the FRA:
- a) Limiting the surface water run-off to 1145l/s (FRA Section 3.2.4) so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - b) Provision of attenuation storage on / or in the vicinity of the site to a 1 in 100 year plus 30% climate change year standard.

14. The development hereby permitted shall not be commenced until such time as a scheme for the provision and implementation of a surface water regulation system and details of the method of surface water and foul water drainage from the site has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme or within any other period as may subsequently be agreed, in writing, by the local planning authority.
15. A method statement detailing the measures that are to be taken to protect the integrity of the canal bank along the northern boundary of the site during the demolition of the existing buildings and the construction of new development shall be submitted as part of any subsequent application for approval of reserved matters relating to those parts of this site that adjoin the canal and agreed in writing by the Local Planning Authority. The development shall not be carried out except in complete accordance with the agreed details.
16. Before first occupation of the 200th dwellinghouse on the site the highway improvements outlined in the submitted Transport Assessment and shown on submitted plan reference 2007-394/SK012 received on the 18 February 2010 shall be implemented in full.

Reasons:

1. For the avoidance of doubt, and having regard to Policy EV3A of the replacement Wigan UDP.
2. The application is for outline permission only and therefore gives insufficient details of the proposed development. These details will be required as reserved matters, in accordance with Policy EV3A of the replacement Wigan UDP.
3. To ensure that construction workers vehicles are not parked on the highway and materials and associated facilities are not detrimental to the amenity of the area, having regard to Policy A1S of the replacement Wigan UDP.
4. To reduce the need to travel to and from the site by private transport in accordance with UDP Policy A1B and the council's Travel Plans Supplementary Planning Document and in order to promote sustainable modes of travel to and from the site, and to reduce reliance of the private car.
5. To ensure that the details of the development are satisfactory, having regard to Policy EV3A of the replacement Wigan UDP.
6. 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.
7. 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.
8. To safeguard the amenities of the adjoining premises and the area generally, having regard to Policy G1A of the replacement Wigan UDP.
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11. Having regard to the impact on the area including the vitality and viability of Leigh Town Centre in order to ensure policy compliance with Wigan Replacement Unitary Development Plan Policy S1F.
12. 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.
13. To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site and prevent flooding off site by ensuring that attenuation storage of floor water is provided having regard to Wigan Replacement Unitary Development Plan Policy G1C.
14. To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system having regard to the provisions of Wigan Replacement Unitary Development Plan Policy G1C.
15. To ensure the structural integrity of existing canal thereby reducing the risk of flooding having regard to the provisions of Wigan Replacement Unitary Development Plan Policy G1C.
16. To provide for the safety and convenience of users of the highway, for the free flow of traffic, and to safeguard the amenity of neighbouring premises, in accordance with Policies A1R and R1D of the replacement Wigan UDP.

Plans Attached to Report

Location Plan

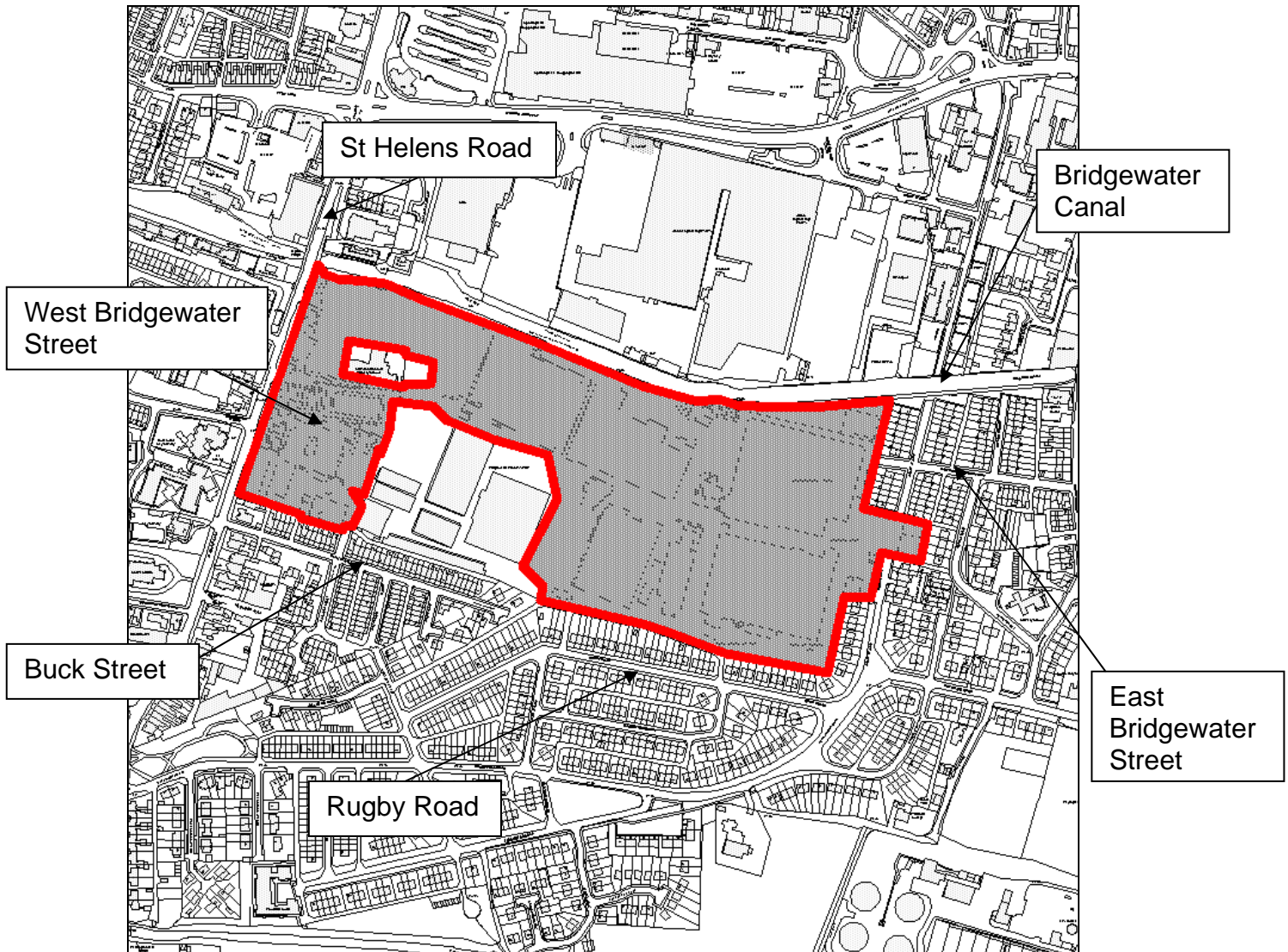
P/DR/A/09/72812

Application No: A/09/72812 (Video)

Development Proposed: Mixed Use regeneration scheme comprising residential (C3), employment (B1) and small scale retail (A1), new public open space and associated infrastructure (all matters reserved except access)

Location: Bridgewater Business Park West Bridgewater Street Leigh

Ward: Leigh South



Site Area 



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

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