

REQUEST	14109 - PLANNING	RESPONSE
	<p>We the residents of Paris Avenue wish to see:</p> <ol style="list-style-type: none"> 1) All information regarding applications to the council for planning permission and any other requests made on behalf of the Goose Green Cricket Club and its activities including TENS etc. 2) We also wish to receive any and all information with respect to objections lodged against any application made to the council on behalf of Goose Green Cricket Club. 3) All minutes and agendas relating to the Goose Green Cricket Club including attendees and decision makers at such hearings should be provided. 	<p>In addition to the planning and building control information available online using a combination of our Search planning applications and Interactive Map facilities, please find attached additional documentation relating to the questions raised.</p> <p>This information is available via the Council's website. Please click on the following link https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Search-planning-applications.aspx</p>

Other



Report for Neighbour Letters

Application Number A/04/61387

Type of Letter Sent Neighbour Decision Approved

Address of Neighbour Consulted

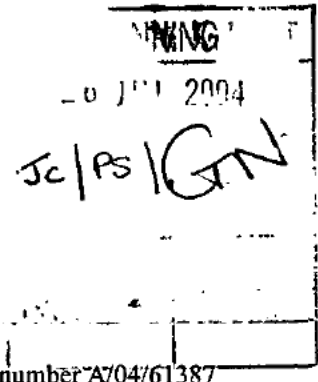
Date Sent

[REDACTED]

20-Aug-04

212/20/

me



Dear Sir,

Reference: Application number A704/61387
 Location: Former Pony Dick Colliery Site
 Proposal: Redevelopment of vacant land for use as a cricket pitch – and associated parking and fencing.

Thank you for your letter regarding the planning application for the development of a cricket pitch at the former Pony Dick Colliery Site.

I hope that I am now on your distribution list for all future correspondence as I was omitted from the original list.

As a resident of [redacted] I have some concerns.

There are to be 12 car parking spaces made available adjacent to the cricket pitch. As cricket is an eleven a side game, with two umpires, even if no scorers or spectators turn up that means that there will be a minimum of twenty four people present for each game. This raises the question:

Are twelve parking spaces sufficient?

As stated above access will be through a cul-de-sac, which has minimum parking spaces available. The short piece of road from the main part of Paris Avenue to the cul-de-sac, also has minimum parking available, and if cars are parked there, the access to the cul-de-sac could be restricted, which would raise issues of access, not only for the residents of the cul-de-sac, but also emergency vehicles if they were required.

Can you let me know if any alternative parking arrangements have been considered by those making the application in the event that there are more than 12 cars? If the answer is "just park on the road", I will object strongly to the application, as there is insufficient parking space on the estate to accommodate any over spill?

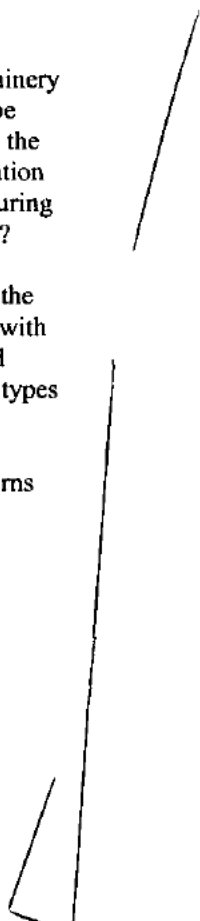
There is also a safety issue, as the estate is a fairly safe place for children to play, due to the low levels of traffic and lack of parking on the roads giving good visibility to both children and drivers. Any additional parking will make it more dangerous for the children when they are playing, as the visibility will be reduced.

An extension of the parking issue, which is not clear to me as I do not know the full extent of the scope work or durations involved, concerns the period when the conversion and building work is taking place. What type of machinery will be used, will the access/egress be through Paris Avenue, how long will the work take, how many people will be working on the job, what is the extent of the disturbance in terms of parked cars (there will be no parking spaces at the beginning) /diggers/materials/noise? Can they quantify the time/type of inconvenience we can expect if the application goes through. Who is carrying out the work? Is it the cricket team themselves doing the work over the weekends during the winter, to keep the costs down? This would extend the time that I and other residents would be inconvenienced?

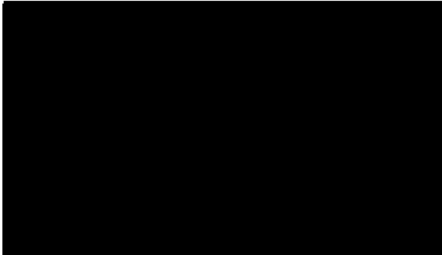
I believe there will be a changing room. I would object strongly to the application if there are any plans, now or in the future, to have any type of social club or bar facilities within the redeveloped area. There is also a secondary issue with this, as this would indicate that there would be plans to have more than 24 people at the cricket game, which would mean the parking issue would be exacerbated, and there would be a need for greater access to the facility for other types of vehicles.

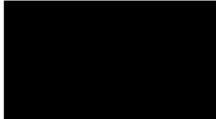
As an alternative suggestion, why cannot access to the cricket pitch be from Billinge Road? I understand the concerns that the entrance would be close to a tight bend, but single direction egress/access could overcome those concerns?

I look forward to hearing from you.



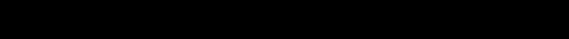

Wigan Council
Planning and Regeneration Department
Director: Martin Kimber BA Dip TP MRTPI



Our reference: GHN/BB/A.04/61387
Your reference:
Please ask for: 
Extension:
Direct line:
Date: 14 September 2005

Dear Sir

Town and Country Planning Act 1990
Goose Green Cricket Club
Proposed cricket ground – Paris Avenue, Winstanley

I enclose a letter that was recently forwarded to 
 who was acting as agent for the Cricket Club in respect of site drainage.
Unfortunately the Royal Mail has returned the letter and advised that he/she does not
reside at that address.

An examination of my records has revealed that you were indicated as the applicant on the
original planning application to layout the new facilities that was approved last year under
reference A/04/61387. In this context I would be grateful if you would refer the letter to the
relevant club official, assuming of course that you are still involved with the Cricket Club.
Should this not be the case, I would be grateful if you would return the letter to the Planning
and Regeneration Department at the address below.

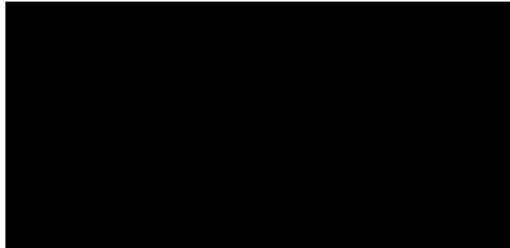
Yours faithfully



Planning Officer

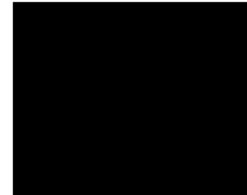
370/41

A104/01387



Our Reference

Your Reference
Please ask for
Extension
Direct Line
Date



F.A.O [Redacted] - Development Control Manager Planning and Regeneration Department

Dear [Redacted]

I contacted [Redacted] and he suggested that I send you the attached information. Please find enclosed proposed plans for the Goose Green Cricket Club application to develop the Pony Dick site off Pemberton Road, Winstanley. Could I ask if you could get someone to quickly cast an eye over these plans prior to the club submitting a finalised application?

Kind Regards,

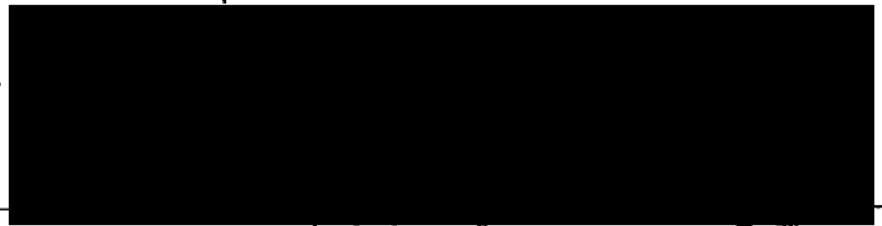
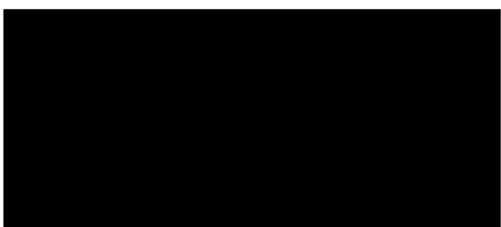


Orrell, Billinge, Winstanley Township Manager.



WIGAN MBC - BOROUGH PLANNING		
RECEIVED	- 6 MAY 2004	
F.	PS GN	
A.		
T.		
COT.		
FILE NO	DATE SENT	INITIALS
7.	22.2.05	GN

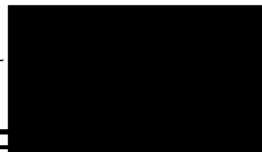
TAPS



Wigan Council, Coops Business Centre, 11 Dorning Street, Wigan.
WN1 1HR Telephone: (01942) 776156
Fax: (01942) 776175 Web Site: www.wiganmbc.gov.uk
E-mail: [Redacted]@wiganmbc.gov.uk



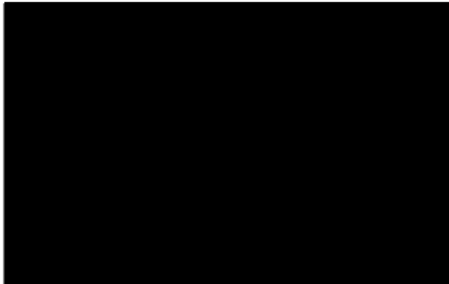
GOOSE GREEN CRICKET CLUB



Phone 01942 227300

29/03/04

SUBJECT TO CONTRACT AND WITHOUT PREJUDICE



Dear Sir,

RE: LAND AT FORMER PONY DICK COILLERY SITE, PEMBERTON ROAD, WIGAN.

Thank you for your letter of 18th March 2004.

Having reviewed the position of footpath 102 we are happy that we can accommodate our proposals without having to divert the footpath.

In relation to the heads of terms we have a few issues upon which we would welcome your clarification.

- a. Court Registration - What does this mean.
- b- Rights of Access - This relates to the areas hatched black. We are obviously happy to allow the Council access to these areas but we would require a covenant that any damage caused to the pitch will be made good.
- c. Existing state of the hatched areas.- The hatched areas are very overgrown and overhang substantially beyond the boundary of the hatched areas. We are not allowed to prune these, will the council do this prior to formalising the lease. It should also be pointed out that the existing fencing surrounding the hatched area is in a very poor state of repair and in some places non-existent. I assume the Council will note this.
- d. Alienation - The idea of the pitch is that it is Community Based and therefore the local schools should be allowed to use it. The Local Councilours also had some desires on incorporating a short-sided football pitch on the outfield for winter use. This is not crucial and perhaps we could add at the end of this clause, 'without the consent of the Council'.
- e. Affiliation -The club is currently affiliated to the Lancashire Cricket Board.

f. Use of Contractors - The club intends to self-fund this project and therefore will be effectively doing the work itself. As you will appreciate this is unlikely to involve any contractors approved by the Council. We are quite happy to have the works supervised but most of the work will take place at weekends at Socialable hours.

g. Temporary Closure - Can we add to this clause, 'upon giving reasonable notice' because if it is mid season we will have to find an alternative venue.

h Costs - For budget purposes can you please give an indication of these costs.

i. Land Drain. - We would like the right to lay a stone land drain across the Council's retained land to Smithy Brook.

j

. We would like a right of access granted across the accessway from Paris Avenue to the site or the site is effectively landlocked.

k. Termination - We have previously asked for the right to terminate the lease without cost to the Club in the event that the club folds. It has been suggested that it is 28 days.

We hope to be carrying out an Ecology Survey in the near future and will thereafter submit a Planning Application as soon as possible. We will furnish you with plans for the ground prior to submitting the application.

I trust the above is acceptable

Please address any reply to [REDACTED] the Club Chairman.

Kind Regards

Yours sincerely,

[REDACTED]
SECRETARY.

[REDACTED]
Goose Green Cricket Club
[REDACTED]

Our reference
Your reference
Please ask for
Extension
Direct line
Date

Subject to Contract & Cabinet Approval
Without Prejudice

Dear Sir

LAND AT FORMER PONY DICK COLLIERY, PEMBERTON ROAD, WIGAN

Thank you for your letter of 29th March 2004.

With regard to the specific points raised in your letter, I would comment as follows:-

- (a) Court registration means that the lease will be excluded from the provisions of the Landlord and Tenant Act 1954 and that, therefore, the Club will not have an automatic right of renewal at the end of the lease term.
- (b) Agreed.
- (c) I will raise this issue with the Director of Planning and Regeneration. The Council will, however, maintain these areas to a standard which will not restrict your use of the land. The Club will be responsible for fencing all site boundaries to the satisfaction of the Director of Legal and Property Services.
- (d) Alienation – the clause is intended to prevent the Club transferring control of the land to another organisation. It will not restrict the use of the site by local schools and community organisations.
- (e) Noted.
- (f) Noted.
- (g) Agreed.
- (h) Costs – it is not possible at this stage to provide an accurate cost estimate. I suggest we agree an upper limit of £1,000.00.

Cont/d.....



- (i) Land Drain – Again, I will raise this with the Holding Committee and advise you in due course.
- (j) I am checking the status of the accessway from Paris Avenue. I believe that the Council does have a right of access to the subject land. The question of access to the site should be addressed as part of your discussions with Planners.
- (k) Termination – agreed.

I trust that the above meets with your requirements. If so, please let me know as soon as possible and I will instruct the Council's solicitor to prepare the necessary documentation. I look forward to receiving a copy of both the Ecology Survey and Planning Application in due course.

Yours faithfully

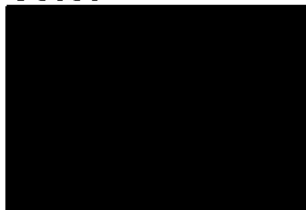


AS for Director of Legal and Property Services

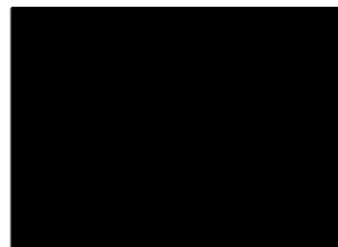
Wigan Council
Planning and Regeneration Department

Director: Martin Kimber BA Dip TP MRTPI

Goose Green Cricket Club



Our reference:
Your reference:
Please ask for:
Extension:
Direct line:
Date:



Dear Sir

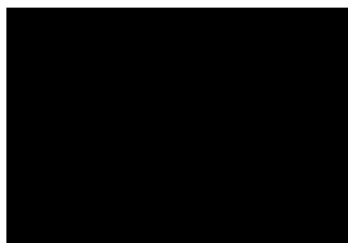
Town and Country Planning Act 1990
Proposed cricket ground for Goose Green Cricket Club, Paris Avenue, Winstanley

I refer to your recent letter and accompanying plan (Drg No 01/0605) indicating the proposed drainage details for the above development.

As you will be aware, Condition no.7 of the planning permission (reference A/04/62387) requires that a surface water regulation system be installed, the system having been previously approved by the local planning authority. This condition was imposed at the behest of the Environment Agency in order to reduce the risk of flooding to adjoining land.

The Environment Agency has been furnished with a copy of the proposed regulation system and have decided that the scheme detailed on the plans meets with their requirements. I note that consultation had also taken place with the Drainage Section of the Council's Department of Engineering Services before the scheme was submitted for approval. In this context, I can confirm that the Condition has been complied with and is accordingly discharged.

Yours faithfully



Goose Green Cricket Club


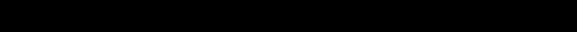
213/25

WIGAN BORO. PLANNING DEPT		
RECEIVED	28 JUN 2005	
REF NO	AS/94	
ACTION TAKEN		
COPIES TO		
FILE No.	DATE SENT	INITIALS



Dear Sir,

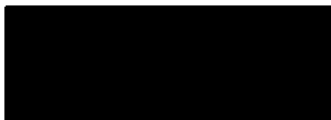
Re. Planning Application conditions set for the Goose Green Cricket Club Site.
Application no. A/04/61387

 Drainage Engineer, the Borough Engineers Department has visited site in order to discuss and finalise plans for the appropriate drainage scheme to fulfil your requirements. In the light of his recommendations I would now like to submit the drawing for your approval on behalf of 

May I draw your attention to the following points:

- After positioning the Clubhouse, stormwater drainage will be connected to the Catch Pit eliminating the necessity for a soakaway.
- Flow into Smithy Brook will be restricted at Catch Pit 1 as indicated. A detention area will be incorporated west of CP1.
- The Environment Agency has been informed of the proposals and have raised no objections to the scheme going ahead. (Point of contact was Mr. D. Wilcox).

Many thanks for your help and co-operation,



Borough Planning Officer,
Wigan Metropolitan Borough Council,
Civic Buildings,
New Market Street,
Wigan.
WNI IRP

9

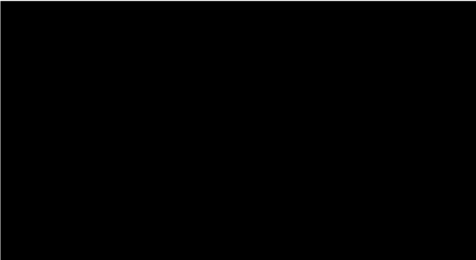
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GOOSE GREEN CRICKET CLUB.

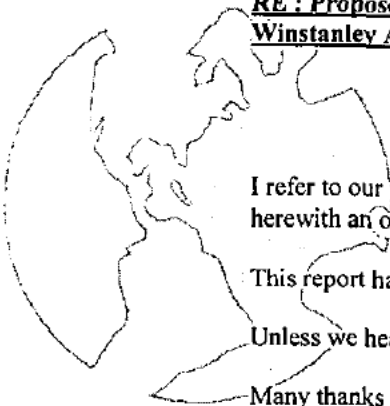
19 May, 2005



WIGAN COUNCIL PLANNING DEPT	
RECEIVED	20 MAY 2005
PROJECT	POAV
ADDRESS	
TOWN	
COMMENTS	
FILE NO.	

Dear Sir,

RE : Proposed Cricket Ground at the former Poav Dick Colliery Site, Paris Avenue, Winstanley APP NO a/04/61387.



I refer to our previous discussions and correspondence in relation to the above site and enclose herewith an original and three copies of a tree assessment report .

This report has been submitted pursuant to conditions 8,9,& 10 of the above permission.

Unless we hear from you to the contrary we shall assume that the above conditions are released.

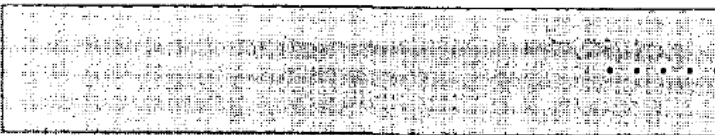
Many thanks in anticipation of your assistance.

Yours faithfully,



Secretary

CC.



.....



FIRST FLOOR, 56 RUNSHAW AVENUE, APPLEY BRIDGE, WIGAN, LANCASHIRE WN6 9JN
TEL/FAX: 01257 253696

E-MAIL: [REDACTED]

OPERATIONAL METHOD STATEMENT FOR TREE RELATED WORK

Paris Avenue, Winstanley

Prepared for:-

Goose Green Cricket Club

15 May 2005

ANDREW GREENOUGH B.Sc.(For.)

PLANNING • MAINTENANCE • ADVISORY / CONSULTANCY

VAT REG N° 483 5948 94

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1.0 INTRODUCTION

It is proposed to develop the site at Paris Avenue, Winstanley into a cricket ground and clubhouse. The area was a former colliery site which now has a central area of open grassland which surrounded by dense banks of native trees and shrubs.

This report aims to deal with the management of the trees and shrubs at each stage of the development process.

1.1 Terms of Reference

I have been instructed [REDACTED] who is the Chairman of the Goose Green Cricket Club to prepare a method statement for the above site. The method statement is a necessary requirement of the Planning Conditions as laid down by Local Planning Authority.

[REDACTED] who is the Planning Officer has indicated that this report should include the following terms of reference:-

- The protection of existing trees and shrubs
- A method for the treatment of the Japanese Knotweed
- The preparation of a suitable landscaping scheme
- The effect any work will have on the Blundells Wood site of Special Biological Importance (SBI)
- Species, numbers and position of trees for replacement planting.

2.0 SUMMARY

Prior to the development of the site a number to trees and shrubs will require pruning and removal. Once these have been removed the remainder should be suitably protected during the construction phase. At the end of the development minor tree planting should be carried out which should compliment and enhance the overall area.

A small area of Japanese knotweed that is present should be suitably fenced off and treated in order to prevent its spread.

None of the proposed work will have any effect on the adjacent Blundells Wood Site of Biological Importance.

3.0 IDENTIFICATION OF TREES:-

These trees are identified on the Development Site Layout Plan (Drawing No Twenty04/002 rev P1 of which a copy can be found in Appendix I. None of the trees are covered under a Tree Preservation Order.

3.1 Identification of Trees/Shubs for Removal:-

At a meeting between [REDACTED] and [REDACTED] who was the former trees and woodland officer at Wigan Council the trees for removal were agreed.

These trees are generally self sown willow which are 6-8m high. There are approximately six such trees which are scattered throughout the site.

There is a group of birch and oak, which are in a triangle at points A & B at the NW corner of the site; this area is approximately 200m². These are to be removed in order to erect the new security fence.

A small group of shrubs will require removal for the construction of the access and car parking area. A small section of the wire fence should be removed prior to the clearance this be replaced once the shrubs have been removed.

3.2 Identification of Trees/Sbrubs for Retention:-

These are shown and identified on plan in Appendix I. The majority of the trees and shrubs are located on the site boundary and are outside the leasehold area of the cricket club. These areas were planted as part of the colliery reclamation and are now under the management of Wigan Council. These dense amenity plantings include hawthorn, hazel, wild rose and field maple and are enclosed by a wire fence. A number of these trees/shrubs overhang the area which is to be the new pitch.

The two main trees for retention include two mature oak trees, which are on the boundary on the SE corner of the site.

4.0 METHOD STATEMENTS:-

4.1 Tree Removal:-

The scattered self sown willow trees and the clump of alder/oak should be directionally felled away from any paths and trees which are to be retained. The stumps should be cut as close as practicably possible to ground level.

Felling will to be carried out by certified chainsaw operators. Whilst felling is taking place "Danger Tree Felling" signs shall be erected along

the footpath and operators will be aware of any public movement over the site.

All branchwood to be chipped and spread out evenly over the site. A tractor mounted or tracked chipper would be suitable for this work since it will reduce the amount of rutting and subsequent waterlogging

Operators should be suitably insured and all work to be carried out to BS 3998.

4.2 Pruning of Overhanging Branches:-

Where the shrubs over hang the wire fence these should be suitably pruned back. Where pruning is not possible due to the amount of overhang the plant should be coppiced. The branchwood should be chipped and sprayed back into the planted area.

4.3 Protection of Retained Trees:-

The amenity plantings should be suitably protected by the existing wire fence which will be visible once the pruning has been carried out.

The two mature oak trees will require more substantial protection due to their size and the degree of construction within the vicinity. The location of these trees means that only basic protection measures should be sufficient to safeguard the health of the trees.

Any development on the site should take into account the extent of any tree roots. The spread of a tree's roots varies with age, species and soil conditions. Care should be taken, where possible, not to change the physical structure or levels of the soil by compaction or dumping. The ideal situation is to erect a stout fence which is not less the crown spread of the tree in order to create a "no go area". All protective fencing should be erected prior to the main contractor commencing any construction work. Protective fencing should be positioned directly under the crown spread of the tree ie so as to contain the crown of the tree.

This fencing should be to the specification as given in BS 5837: Trees in Relation to Construction. This should be strong enough to resist impacts and be a minimum of 1200mm in height. It should be supported by sturdy wooden posts, which should be driven into the ground at 2m intervals. These posts should be crossbraced at the top and bottom with 75mm x 50mm timber rails. Keep out – Protected Tree signs should be attached to each run of fencing. The fencing should be retained until the end of the development.

Work which is necessary within the protected area should be discussed with the consultant arboriculturalist. This procedure should be followed in order to ensure that the work has no adverse effects on the health of the tree.

4.4 Control of Japanese Knotweed:-

The small clump knotweed (2m²) that is located close to the main site entrance should be identified and suitably fenced off and signed. Extreme care should be taken not to contaminate other areas of the site with knotweed root matter. Environment Agency Guidelines recommend that a distance of 7m should be fenced off from the plant.

Once in leaf this should be treated with "Tordon" herbicide at the approved rate and by a suitably qualified operator. Application of the herbicide should continue on a monthly basis until no further signs of the plant are visible. Due to the location of the plant it is essential that it be treated as quickly as possible since any delay could affect the timing of the whole project. Soil from within the treated area should not be used as topsoil since Tordon remains active in the soil for up to two years.

4.5 Landscaping:-

The site and surrounding area contains a good cover of trees and shrubs.

The additional planting of selected trees would increase the species diversity and would add additional conservation benefits. Approximately ten newly planted trees should be sufficient given the trees present and the amount of space available. A suitable area for tree planting would be the side of the clubhouse.

Possible tree species for planting could include:-

Betula pendula
Sorbus aucuparia Fastigiata
Sorbus hupensis
Carpinus betulus Frans Fontaine (L)
Tilia cordata Green Spire (L)

(L) indicates a potentially larger type tree

Any planted trees should be of a 10-12 girth (Selected Standard). All the trees should be supported by a short stake and tie. All planted trees should have a 1m diameter weed free spot maintained by using a composted woodchip mulch to a depth of 15cm. Any tree loses should be replaced in the following planting season and should be planted in accordance with BS 4428.

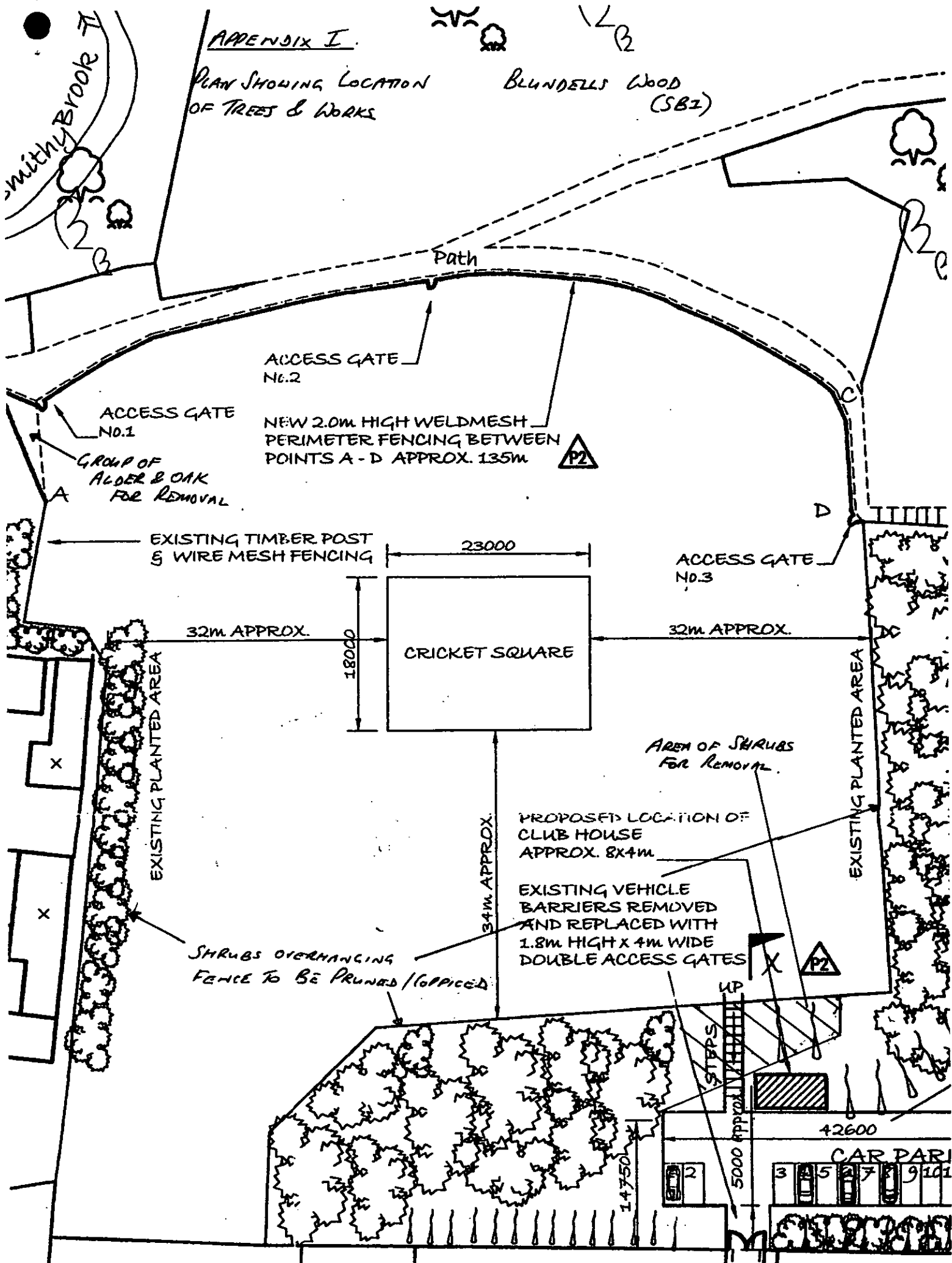
4.6 General Recommendations

All work should be carried out by trained and competent arborists with the necessary equipment and public liability insurance. Any tree work should also meet the published British Standards (BS 3998) Recommendations for Tree Work (1989) and (BS 5837) Trees in Relation to Construction.

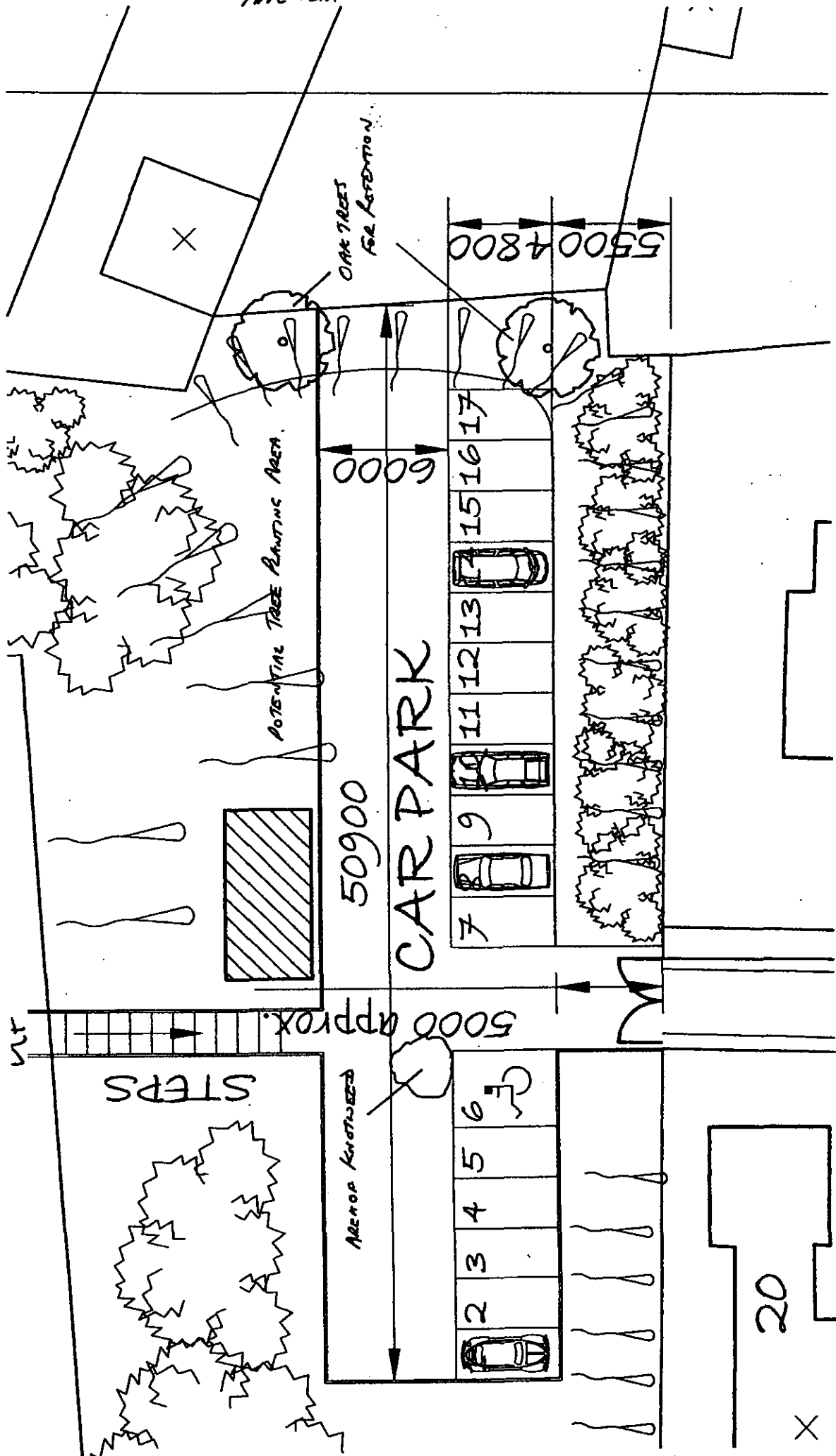
APPENDIX I.

PLAN SHOWING LOCATION OF TREES & WORKS

BLUNDELLS WOOD (SB1)



APPENDIX 2.



X

20

AREAS KNOWN

5000 approx.

CAR PARK

50900

POTENTIAL TREE PLANTING AREA

6000

7 9 10 11 12 13 15 16 17

5500/4800

ONE TREE FOR ATTENTION

STAIRS

G

133/11/

Goose Green Cricket Club



25 March 2005



Director of Planning
Wigan Council
Civic Buildings
New Market Street
Wigan
WN1 1RP

WIGAN COUNCIL PLANNING DEPT	
RECEIVED	30 MAR 2005
REF	PSIGN
NO	
TELE	
FILE NO	PLANNING OFFICIALS

Dear Sir,

RE : RE: APPLICATION NUMBER A/04/61387 - LAND AT FORMER PONY DICK COILLERY WINSTANLEY WIGAN.

Many thanks for your letter of the 22 March 2005.

I presume that condition 6 is lifted in all respects except for the changing rooms.

As you may be aware the development of a cricket ground is sequential and therefore the changing rooms will not be required until such time as the cricket square has been completed and bedded in. This could take up to twelve months.

Dependent on the funds left over or available to us once the square is completed will dictate whether or not a changing room will be temporary or permanent. If we choose the permanent option we are quite happy to have basic gas protection measures integrated into the design of the foundations. If we can only afford a temporary changing room then we will provide details by way of a planning application prior to installation.

Unless we here to the contrary we will therefore assume that condition 6 has been released in all respects except the changing rooms and that subject to the release of the other conditions we can start work on the pitch itself.

Should you wish to contact me you can call

Yours faithfully,



Club Secretary

Cc

Wigan Council
Planning and Regeneration Department

Director: Martin Kimber BA Dip TP MRTPI

c.c. Director of Community Protection (FAO Adrian Smith)

Secretary
Goose Green Cricket Club

Our reference:
Your reference:
Please ask for:
Extension:
Direct line:
Date:

22 March 2005

Dear Sir

Town and Country Planning Act 1990
Proposed cricket ground, Paris Avenue, Winstanley

I refer to the recent grant of planning permission (reference A/04/61387) in favour of the cricket club, seeking to develop the above sports facility on the site of the former Pony Dick Open Cast Coal Site. As you are aware Condition No. 6 of the permission stipulates that the development cannot commence pending the carrying out of a survey to assess whether the site is subject to any contamination from its previous use.

The open cast site was reclaimed pursuant to the granting of planning permission on 23 February 1983 (reference A/20674/82). Whilst this was a significant time ago an examination of the Council's records has indicated that recommendations were made to conduct landfill gas monitoring. Unfortunately the records do not indicate whether any measures were implemented to monitor landfill gas. In this context the potential for landfill gas migration to effect the site cannot be discounted.

I understand that you wrote to the Director of Community Protection on 3 January this year regarding your development proposals in the context of Condition No. 6. Unfortunately I have been advised by the Director that as the presence of landfill gas cannot be discounted development cannot be sanctioned in the absence of either a landfill gas study or that basic gas protection measures are integrated into the design of the foundations of the changing rooms.

Notwithstanding the above I understand that initially the cricket club only intend to site a temporary building on the land pending construction of purpose built changing rooms at a later date. I also understand that this building may be elevated above ground level. Should this be the case the Director of Community Protection has advised that whilst gas protection measures may not be required this cannot be confirmed in the absence of full details or specifications of the temporary building. I trust that this information can be submitted at your earliest convenience.

I must also advise you that the provision of a temporary building to provide changing rooms will also require a separate grant of planning permission. The existing permission includes the construction of purpose-built changing accommodation as indicated on Drg. Nos. Twenty04/003 Revision P1 and Twenty04/004 Revision P1. I enclose the relevant application forms to enable the application to be submitted and would advise that the planning fee for a building of less than 40 square metres is to be increased from the current level of £110 to £135 from 1 April 2005.

Yours faithfully

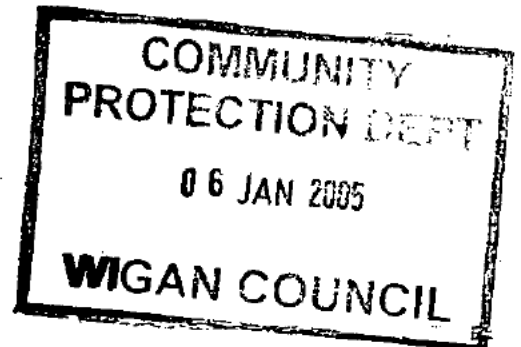


Planning Officer

Goose Green Cricket Club

3 January 2005

Director of Environmental Health
Wigan Council
Civic Buildings
New Market Street
Wigan
WNI IRP



Dear Sir,

RE : RE: APPLICATION NUMBER A/04/61387 - LAND AT FORMER PONY DICK COILLERY WINSTANLEY WIGAN.

As you may be aware we have recently obtained planning permission for the development of the above site (outlined in red on the attached plan for the purposes of identification) for redevelopment of the same as a Cricket Ground.

Condition 6 of the planning permission requires the club to submit to you proposals for remediation. It is my understanding that the same will involve a desk top study by an independent ground consultant to review the history of the site. Based on this, a risk assessment is carried out, and then recommendations are made as to whether or not further investigation is needed.

I further understand, that in reviewing the risks, the assessment would take into account the existing use of the site and the proposed future use of the site. It would also take into account any risks to people who carry out the work on the project.

There is little point in our view carrying out a desk top study, because all that it will identify is that, in about 1984 the site was subject to Opencast mining and then completely regraded to provide an upper plateau for housing development and a lower plateau to remain as Public Open Space. The edge of the field was subsequently planted and fenced off using ranch style fence. It is therefore in my view not necessary to go any further back in time with any assessment because the same will have been overtaken by the events of 1984.

It is not our intention at this stage to provide any thing other than temporary changing accommodation and so any past risks associated with mining would not need to be assessed at this stage. Any permanent building would also require building regulation consent and will therefore require a more detailed assessment of the ground conditions prior to a more permanent construction.

In terms of assessing the risk, the existing use vis-à-vis the proposed use needs to be taken into account. The field is currently used as Public Open Space and will be used for enclosed Public Open Space. So if it is fit for its current purpose then provided the works do not involve drastic remodelling, then the assumption is that the ground will be suitable for future use as Public Open Space.

The proposals are to:-

- 1. Trim the existing grass.*
- 2. Remove existing foliage including reeder grass.*
- 3. Create a square in the centre of the pitch which will involve the removal of some subsoil and importation of special loam. We will ensure that such loam is certified by the source as being free of contaminants.*
- 4. Any surplus foliage and material will be disposed of site as the Council have already agreed to provide a number of skips free of charge.*
- 5. A land drain will be inserted around the edge of the field and also around the square and this will soak away to the adjacent land to the north. This is no change to the existing hydrology of the area.*
- 6. Finally the outfield will be reseeded and made ready for use.*

In terms of risk to the work force, all operatives will be encouraged to wear gloves when handling foliage and machines will be used to cut the square and transport material across the site.

In our view therefore, there is little risk to the future users of the site or the workforce in completing this project.

If the initial reclamation has been carried out properly, then there will be no need to further analyse the surface materials.

The club is a voluntary organisation who cannot afford to employ expensive ground consultants particularly if there is no risk to workforce or occupiers alike and who are likely to reach similar conclusions to the above..

Perhaps you could review the content of the above and let me know if this letter is sufficient to release condition number 6 of the consent or what additional information you may require.

My e-mail address is [REDACTED]

We are trying to mobilise this project for March so your early assistance would be most appreciated.

If you require daytime contact with anybody please speak to [REDACTED]

Yours faithfully,

[REDACTED]
Club Secretary

13/18/

me.

Goose Green Cricket Club



MBC - PLANNING DEPT		
RECEIVED	16 FEB 2005	
REF TO	PS/CN	
ACTION TAKEN		
COPIES TO		
FILE No.	DATE SENT	INITIALS

14 February 2005



Director of Planning
Wigan Council
Civic Buildings
New Market Street
Wigan
WN1 1RP

Dear Sir,

RE : RE: APPLICATION NUMBER A/04/61387 - LAND AT FORMER PONY DICK COILLERY WINSTANLEY WIGAN.

As you may be aware we have recently obtained planning permission for the development of the above site (outlined in red on the attached plan for the purposes of identification) for redevelopment of the same as a Cricket Ground.

Condition 6 of the planning permission requires the club to submit to you proposals for remediation. In order to do this we sent a letter to the Director of Environmental Health on 3rd January this year. A copy of this enclosed for your information.

We have had no response from the Environmental Health department and therefore I can only assume the officer is happy with our conclusions

Perhaps you could review the content of the above and let me know if this letter is sufficient to release condition number 6 of the consent or what additional information you may require.

My e-mail address is

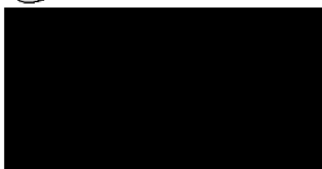
We are trying to mobilise this project for March so your early assistance would be most appreciated.

If you require daytime contact with anybody please speak to

Yours faithfully,

Club Secretary

Goose Green Cricket Club



3 January 2005

Director of Environmental Health
Wigan Council
Civic Buildings
New Market Street
Wigan
WN1 1RP

Dear Sir,

**RE : RE: APPLICATION NUMBER A/04/61387 - LAND AT FORMER PONY
DICK COILLERY WINSTANLEY WIGAN.**

As you may be aware we have recently obtained planning permission for the development of the above site (outlined in red on the attached plan for the purposes of identification) for redevelopment of the same as a Cricket Ground.

Condition 6 of the planning permission requires the club to submit to you proposals for remediation. It is my understanding that the same will involve a desk top study by an independent ground consultant to review the history of the site. Based on this, a risk assessment is carried out, and then recommendations are made as to whether or not further investigation is needed.

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There is little point in our view carrying out a desk top study, because all that it will identify is that, in about 1984 the site was subject to Opencast mining and then completely regraded to provide an upper plateau for housing development and a lower plateau to remain as Public Open Space. The edge of the field was subsequently planted and fenced off using ranch style fence. It is therefore in my view not necessary to go any further back in time with any assessment because the same will have been overtaken by the events of 1984.

It is not our intention at this stage to provide any thing other than temporary changing accommodation and so any past risks associated with mining would not need to be assessed at this stage. Any permanent building would also require building regulation consent and will therefore require a more detailed assessment of the ground conditions prior to a more permanent construction.

In terms of assessing the risk, the existing use vis-à-vis the proposed use needs to be taken into account. The field is currently used as Public Open Space and will be used for enclosed Public Open Space. So if it is fit for its current purpose then provided the works do not involve drastic remodelling, then the assumption is that the ground will be suitable for future use as Public Open Space.

The proposals are to:-

- 1. Trim the existing grass.*
- 2. Remove existing foliage including reeder grass.*
- 3. Create a square in the centre of the pitch which will involve the removal of some subsoil and importation of special loam. We will ensure that such loam is certified by the source as being free of contaminants.*
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- 6. Finally the outfield will be reseeded and made ready for use.*

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If the initial reclamation has been carried out properly, then there will be no need to further analyse the surface materials.

The club is a voluntary organisation who cannot afford to employ expensive ground consultants particularly if there is no risk to workforce or occupiers alike and who are likely to reach similar conclusions to the above..

Perhaps you could review the content of the above and let me know if this letter is sufficient to release condition number 6 of the consent or what additional information you may require.

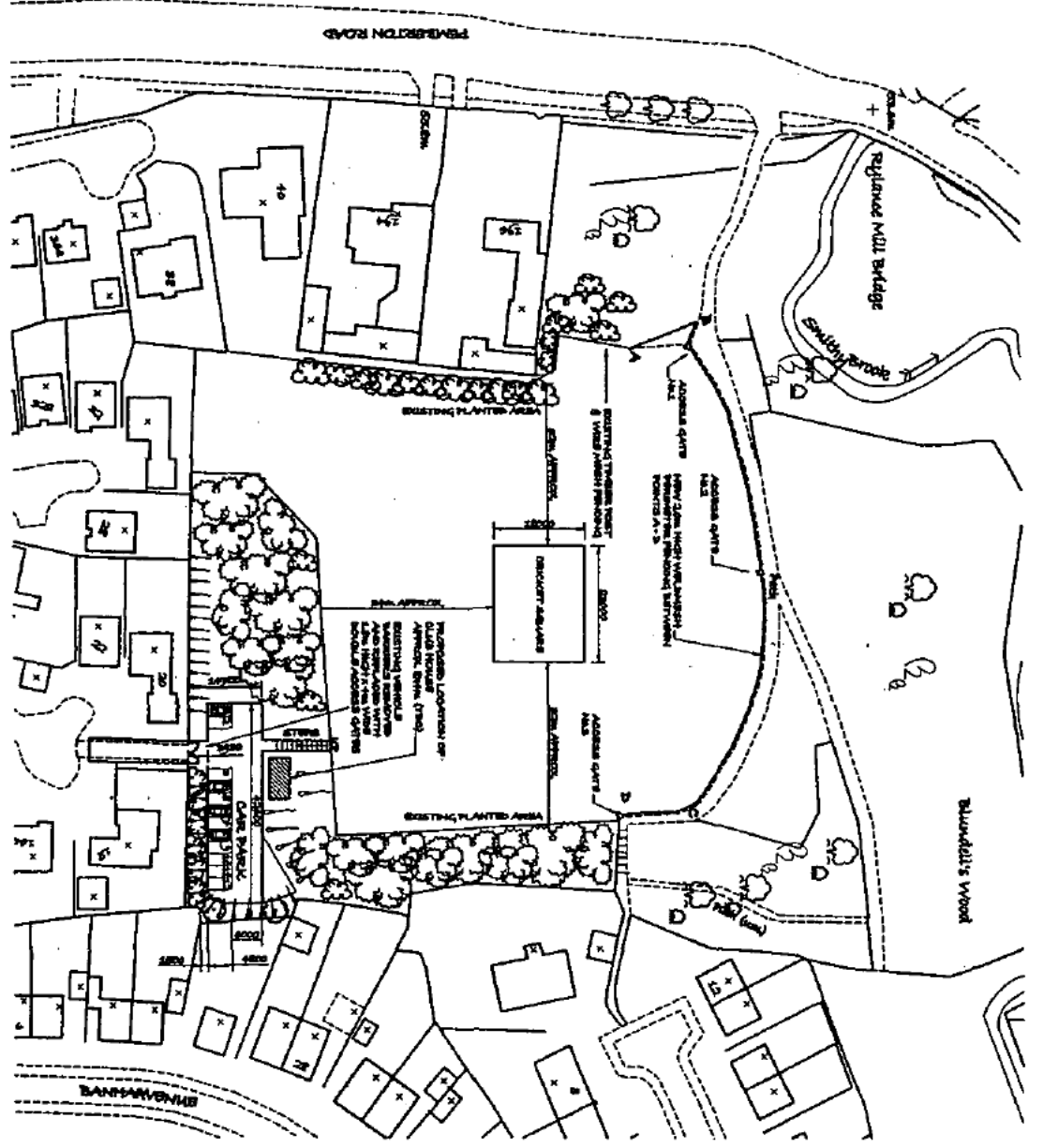
My e-mail address is [REDACTED]

We are trying to mobilise this project for March so your early assistance would be most appreciated.

If you require daytime contact with anybody please speak to [REDACTED]

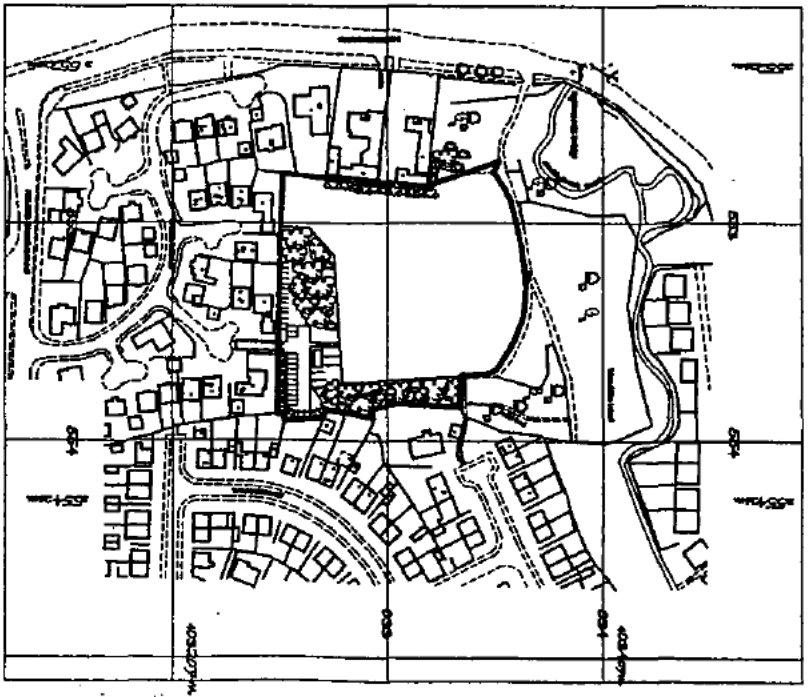
Yours faithfully,

[REDACTED]
Club Secretary



SITE PLAN
SCALE 1:2000

PROPOSED PLAN



LOCATION PLAN
SCALE 1:5000

No.	Used for	Issue	Date
1	Initial Approval	1/2002	1/2002
2	Final Approval	1/2002	1/2002

Client: **Coast Green Cricket Club**

Address: [REDACTED]



Title: **Land Adjacent Poynton Road**

Proposed District: **Fish**

Proposed Site Plan: **Thursday 7/2002**

Drawing No: **PL**


Chairman
Goose Green Cricket Club

Our reference:
Your reference:
Please ask for:
Extension:
Direct line:
Date:

Dear Sir

Town and Country Planning Act 1990
Proposed cricket ground and clubhouse at the former Pony Dick Colliery Site,
Paris Avenue, Winstanley

I refer to the grant of planning permission for the above development on 16 August 2004 (reference A/04/61387) and acknowledge receipt of your revised plan on 17 instant (Drg No. Twenty04/002RevP3). I note that the plan indicates the provision of a total of 17 parking spaces within the site to cater for the needs of players, their guests and spectators.

In consequence, I can confirm that the requirements of condition no.3 have been complied with and that the condition is discharged.

I would suggest that this letter should be kept in a safe place, preferably with any legal documents relating to the sale or lease of the land from the council, to answer any queries that may arise regarding the planning permission in the future. Might I also remind you of the need to comply with the remaining outstanding planning conditions.

Yours faithfully



Planning Officer

A/04/61387

Goose Green Cricket Club

[Redacted]

Phone Number: [Redacted]

Fax Number: [Redacted]

Email: [Redacted]

To: Wigan MBC Planning Dept

[Redacted]

From: [Redacted]

Date Sent: 16th August 2004

Number of Pages: 2

Reference No: GGCC_F001

Message:

17 AUG 2004

Dear [Redacted]

Please find attached an extract of our revised drawing no. Twenty04/002 Rev P3, indicating the additional car parking spaces as requested.

We trust that this is to your satisfaction and will now allow our application to be progressed to an approval, however should you require any further information please do not hesitate to contact me.

Regards

[Redacted]
(Chairman)

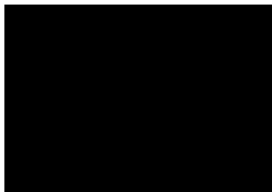
WIGAN MBC - PLANNING DEPT	
RECEIVED	17 AUG 2004
5	GN

G.G.C.C - FAX TRANSMITTAL FORM

Wigan Council
Planning and Regeneration Department
Director : Martin Kimber BA DipTP MRTPI



Goose Green Cricket Club



FILE COPY

Our reference
Your reference
Please ask for
Direct line
Date



27th May 2004

Dear Goose Green Cricket Club

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order 1995
Application Number : A/04/61387

Location : Former Pony Dick Colliery Site Off Pemberton Road Winstanley Wigan

Proposal : To redevelop vacant land for use as cricket ground and associated parking area (12no. spaces) and 2m high perimeter fencing.

An initial examination of your submission has shown that it will not constitute a valid planning application until the following requirements/details have been included.


1. We require elevation plan of fence (Including colour)
2. We require elevation of section through accesss road.
3. Is clubhouse part of application, if so elevations/dimensions are required
4. We require 4 extra application forms and 4 extra sets of plans


Please submit the required information by 17th June 2004 in order that I may begin processing your application.

Yours sincerely

Administrative Assistant

Planning and Regeneration Department, Wigan Council, Civic Buildings,
New Market Street, Wigan WN1 1RP

Fax: 01942 404222 Out of hours answerphone: 

Web site: www.wiganmbc.gov.uk E-mail: 

Building the future together

			2/7/04 - 2.8.04 cc (All Reconsulted 2/7/04 change of location)

Consultee	Date Issued	Date for Reply	Date Reply Received
Director Of Engineering Services (Highways & Traffic)	29.06.2004	13.07.2004	14.7.04
Director Of Engineering Services (Drainage)	29.06.2004	13.07.2004	15.7.04
Director Of Community Protection EP	29.06.2004	20.07.2004	6.7.04
Policy Planning	29.06.2004	13.07.2004	13.7.04
Environmental Planning	29.06.2004	13.07.2004	19.7.04
Wigan Library	29.06.2004	23.07.2004	
Director Of Engineering Services (Highways & Traffic)	02.07.2004	16.07.2004	14.7.04
Director Of Engineering Services (Drainage)	02.07.2004	16.07.2004	
Director Of Community Protection EP	02.07.2004	23.07.2004	
Policy Planning	02.07.2004	16.07.2004	
Environmental Planning	02.07.2004	16.07.2004	
Wigan Library	02.07.2004	26.07.2004	
Environment Agency taken all	2.7.04	8.7.04	28.7.04

Reconsulted
 change of
 location

Archaeological Unit
 Additional Consultations
 27.7.04 10.8.04

All Reconsulted again 5/7/04 cc.
 change of location address

New consultant

21.7.04

<i>Unit Utilities</i>	<i>16.7.04</i>	<i>6.8.04</i>	<i>CC</i>

Unitary Development Plan Policies TPO - Tree Preservation Order	Physical Constraints Tree Preservation Order
Conservation Area	Article 4/Article 3
Listed Building Grade	Departure

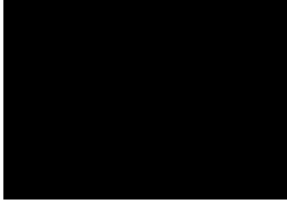
Site History SEE ATTACHED SHEET



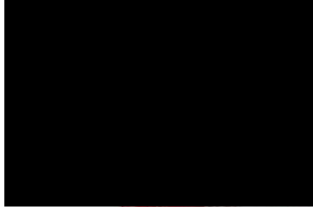
**GOOSE GREEN
CRICKET CLUB**
(FOUNDED 1984)



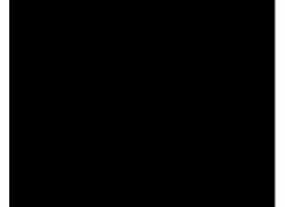
SECRETARY



CHAIRMAN



TREASURER



Vigan Metropolitan Borough Council
Planning Department
Civic Buildings
New Market Street
Vigan
WN1 1PR.

WIGAN MBC - BOROUGH PLANNING		
RECEIVED	10 OCT 1995 ⁶ th October 1995.	
REF TO	H/M	
ACTION TAKEN		
COPIES TO		
FILE No	DATE SENT	INITIALS
A/K2894/42		WST

Dear Sir,

RE: LAND AT FORMER PONY DICK COILLERY, PEMBERTON ROAD, WINSTANLEY, WIGAN.

As you may be aware Goose Green Cricket Club obtained Outline Planning Permission to use the above parcel of land as a Cricket Pitch.

In further Conversation with our [redacted] you indicated that all you needed to make the reserved matters valid was a copy of our specification for construction of the Ground. This specification has been submitted for some 12 weeks now which is well beyond the usual 8 week determination period.

We would therefore be obliged if you could contact [redacted] whose address is above to tell us which Committee the specification will go to or whether it is a matter being dealt with by delegated powers.

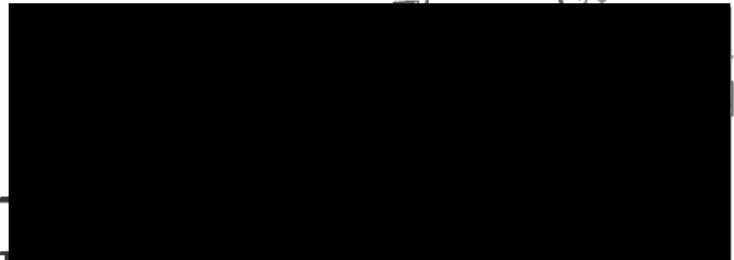
If there are any queries whatsoever please contact either [redacted] or [redacted]. The latter can be contacted on his work number of [redacted] at anytime.

We look forward to hearing from you.

Yours faithfully,



GOOSE GREEN CRICKET CLUB.



PRESIDENT: Mr J [redacted]

VICE-PRESIDENTS: Mr C J Watts, Mr W Boston, Mr G Watts.



SECRETARY



34/23
GOOSE GREEN
WINSAN MBC - BOROUGH PLANNING
GOOSE GREEN
RECEIVED
26 JUN 1995
CRICKET CLUB

(FOUNDED 1984) TO

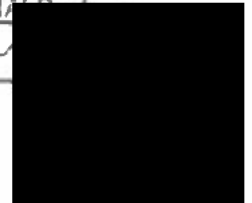
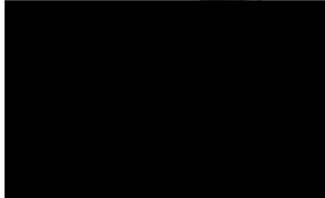
ACTION
TAKEN

CHAIRMAN

COPIES TO

TREASURER

FILE NO



19th June 1995

Dear 

Please find enclosed the specifications Goose Green C.C. wish to put forward for the cricket ground at the Pony Dick site at Winstanley. If they are acceptable to you could you please attach them to the planning application we have already submitted. We hope that matters can now proceed accordingly with the ground development.

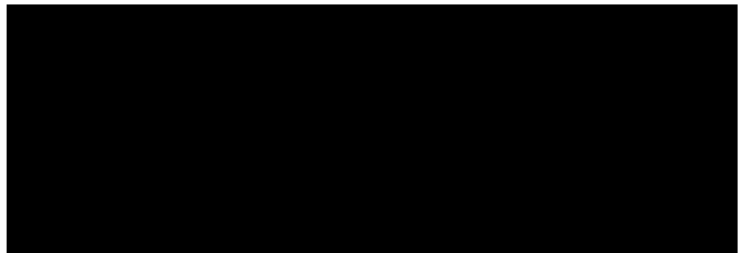
We have accepted the terms and conditions of the lease with Mr Bell and we have had an on site meeting with Mr Warren with reference to the footpath if you have any queries please contact the secretary at the address above.

You can also contact him at Ideal Homes Tel:- 672321.

I look forward to hearing from you.

Yours sincerely


Clive Morgan
CHAIRMAN GOOSE GREEN C.C.



PRESIDENT: Mr J Gurhy

VICE-PRESIDENTS: Mr C J Watts, Mr W Boston, Mr G Watts.

17/06/95

Goose Green Cricket Club

Proposed Cricket Ground (Former Pony Dick Pit)
Off Pemberton Road
Winstanley

General Specification Reference GG/Spec

Rev 01

Ref	Description	
1.0	Erect 1.8m metal pail security fencing to line as marked on drawing ref 001 'Layout Drawing'. Detail as SK 001	
2.0	Lay perforated land drains (Hepworth or similar) 100mm diameter with flexible joints to locations as identified on layout drawing ref 001. Excavation to be backfilled with selected excavated material.	
3.0	Excavate drainage pit to discharge surface water from over site Excavation to be backfilled with pea gravel max size 20mm	
4.0	Excavate oversite to remove vegetable matter to achieve common level (Nominal 100mm)	
5.0	Level and grade with good quality top soil to receive grass seed or turf.	

Road / Path Specification

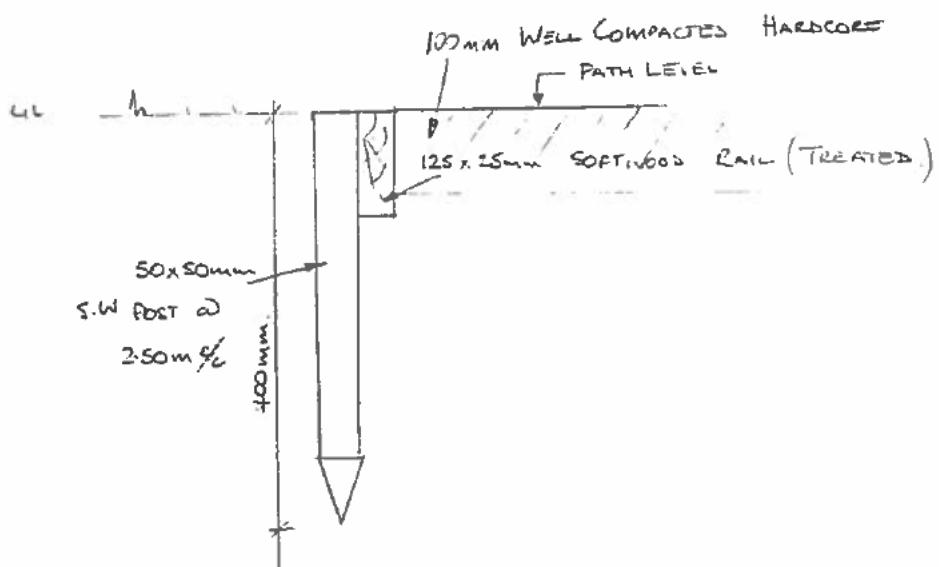
Ref	Description	
6.0	Extend existing road on land currently under development by Messers Vogue Homes to line of existing open link fence. Sub base 100mm well compacted hard-core. Wearing course 100mm tarmacadam. Topping / Finish 50mm. Edges / Kerbs as defined on SK 002 & SK003 to locations on drawing ref 001 Layout drawing	

2312

	Footpaths and Hardstandings within the boundary of the proposed development 100mm nominal thickness well compacted 50mm down limestone fill.	
--	--	--

Cricket Square

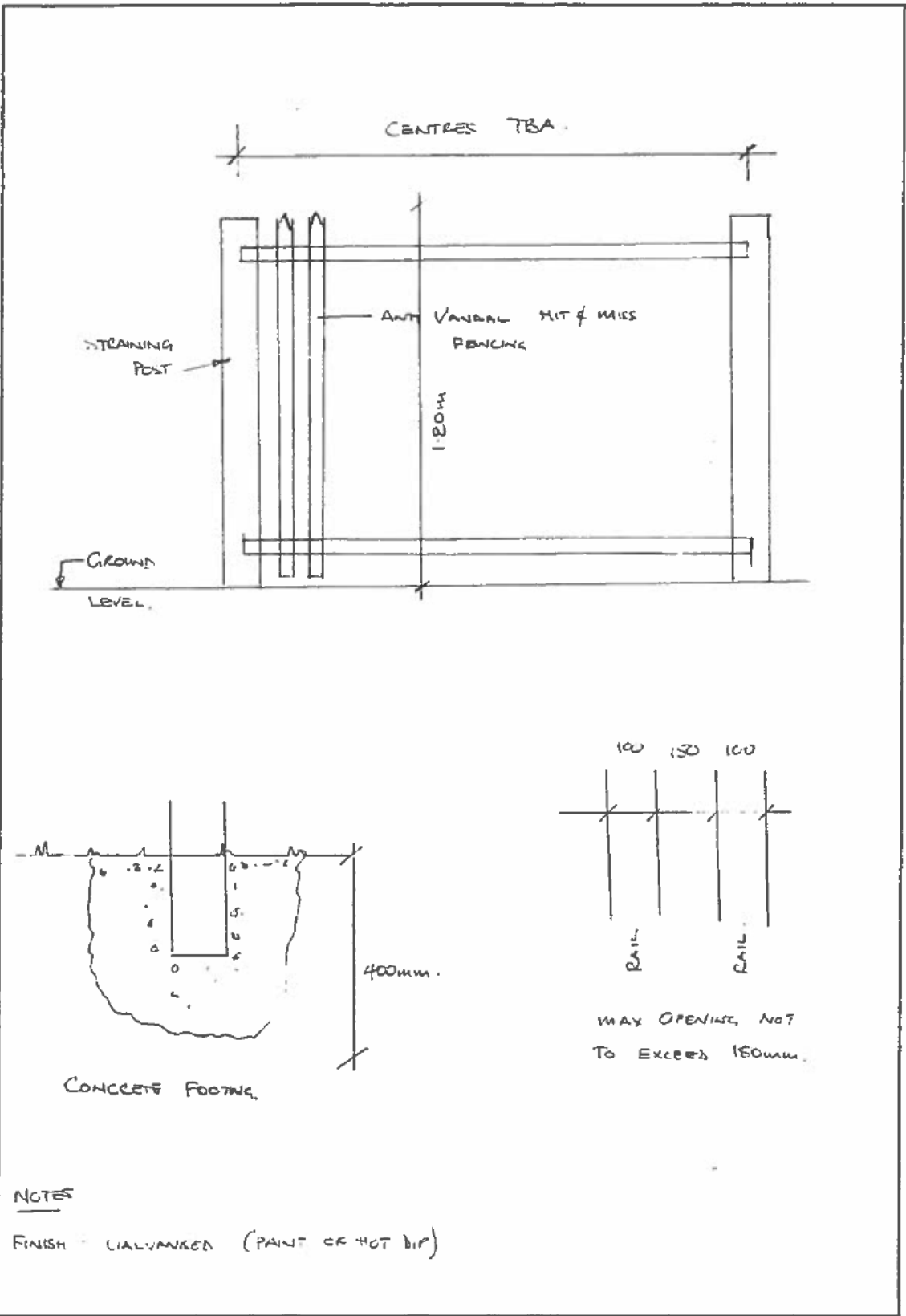
Ref	Description	
7.0	Nominal size 15x 23m cricket square in accordance with attached specification from specialist contractor	



GOOSE GREEN CRICKET CLUB
 Edges and Kerb Typical Details

Drawing Ref

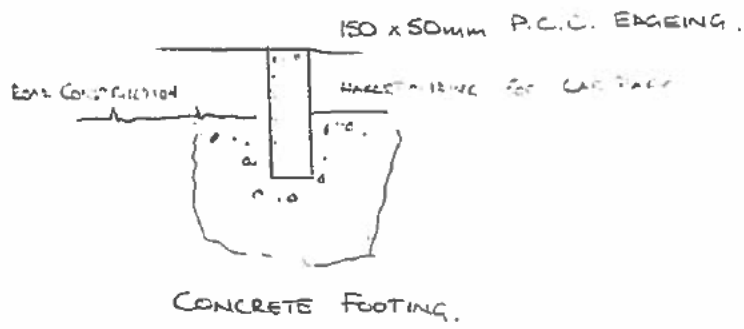
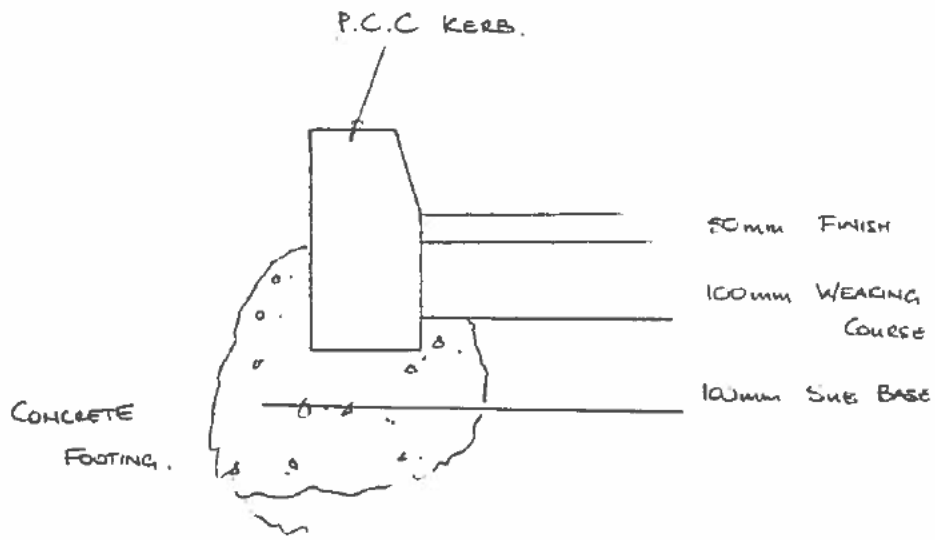
SK003



GOOSE GREEN CRICKET CLUB
1.8m Metal Hit and Miss Pail Fencing Typical Details

Drawing Ref

SK001



GOOSE GREEN CRICKET CLUB
Edges and Kerb Typical Details

Drawing Ref

SK002

Newspaper *Highn observer*
 Date *January 17th 1995*

WIGAN METC - BOROUGH PLANNING	
1.9 JAN 1995	
PLT: HWM.	
DAF. Copied 20/1/95	

Cricket plan on a sticky wicket!

METRO umpires are signalling "out" to a Highfield cricket pitch scheme ... because they fear that big hitting batsmen may end up raining balls down on adjacent dog walkers!

Goose Green Cricket Club have plans to base a pitch on the former Pony Dick Colliery (and later opencast) off Pemberton Road. Councillors will hear this afternoon (Tuesday).

The club want to develop 0.82 hectares of land adjacent to the Vogue Homes site, which will include a twelve space car park.

But Council Chiefs say that this is a "googly" which would mean overdevelopment of the site.

Over and out

It may well be 'good to talk', but Telecom Securicor's scheme for a two and a half metre high radio mast on top of the Orrell Telephone Exchange isn't being seen as an advance in the quality of the Pemberton townscape.

The firm want to attach the mast and twelve sector antennae to the building in Brindley Street.

Commented Borough Planning Officer Mr John Sloane: "The telephone exchange is located in a residential area therefore, this proposal would be unduly prominent."

Richard Bean

Metro Borough Planning Officer Mr John Sloane commented that he was concerned about the restricted size of the parcel of land and the respective levels of the site and its relationship to adjoining land.

There was just 32 metres between batting track and the pitch boundary and, significantly, just 29 metres between batsmen and the public footpath which would form the pitch's northern boundary, running from Pemberton Road to Costessey Way.

"I consider that the proximity of the batting track would be a danger to users of the footpath," commented Mr Sloane.

Mr Sloane added that he was also unhappy with the access and parking arrangements as proposed because they were positioned across "severe gradients".

He has recommended that the Planning Committee make a site visit to the pitch.

WIGAN MBC - BOROUGH PLANNING	
RECEIVED	27 JAN 1995
DATE TO	DM 15-01-95
APPROVED BY	
CHECKED TO	
FILE NO.	

Cricket pitch plan hangs in balance

A DECISION over plans for a cricket pitch on the site of a former colliery has been deferred by councillors in Wigan.

Goose Green Cricket Club wants to develop two acres of reclaimed land at the Pony Dick Colliery site, off Pemberton Road, Winstanley, as a new ground.

Permission

Wigan Council's planning committee has previously agreed that 10.2 acres of land at the site be set aside for recreational use and for residential development.

The latest application, submitted in outline form only, seeks permission to use the land as a pitch with 12 car parking spaces, an access road and a portable cabin.

Mr John Sloane, the council's planning director, warned that officers were unenthusiastic about the

By SIMON CALDWELL

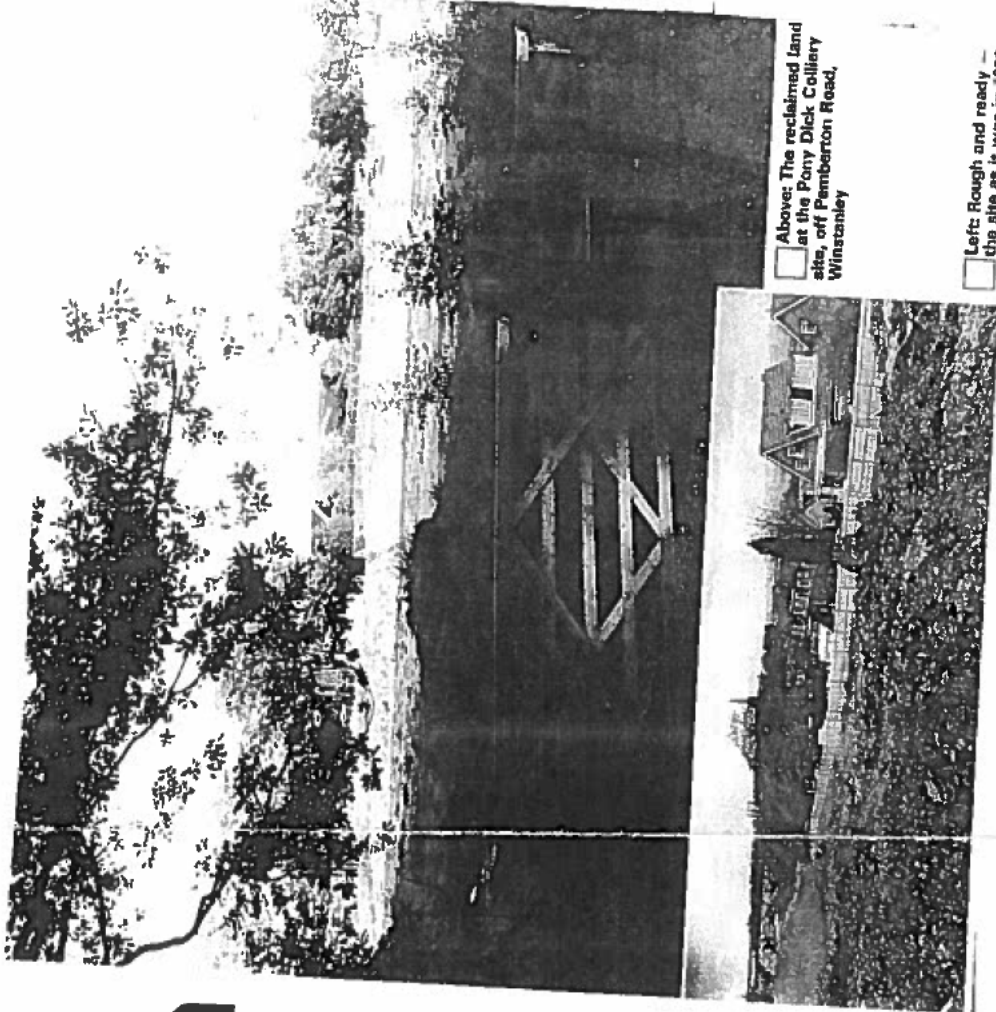
proposals. Councillors will now visit the site to see it for themselves.

Mr Sloane said: "As members will no doubt recall, previous reports of the borough land and property manager to the committee have highlighted my reservations regarding the suitability of this site for the development now proposed."

Danger

"Such concern centres on the restricted size of the parcel of land now available and the respective levels of the site and those of the adjoining land."

He said: "I consider that the proximity of the batting track would be of danger to users of the footpath. I consider both the proposal for both vehicular access and car parking to be unsatisfactory."



Above: The reclaimed land at the Pony Dick Colliery site, off Pemberton Road, Winstanley

Left: Rough and ready - the site as it was in 1988

Wigan Evening Post
 PRESS CUTTING FROM THE PUBLIC RELATIONS OFFICE