

I act on behalf of the residents of Chorley Road, Standish. There is much correspondence regarding this request dating back many years. The Council served a S215 Notice in August 2020 on REDACTED. The owner failed to comply with the requirements of the notice and the Council subsequently took the matter to Court which was due to be heard on 6th December 2021 but apparently the Council withdrew prior to the court date. It is presumed that the Council reached an out of court agreement with the owner of the site?

- 1) Could you confirm whether this assumption is correct please?

The Council did not pursue formal enforcement prosecution through the Courts in this case. Consequently no out of court settlement was possible nor necessary
- 2) If correct, could you detail the requirements of the agreement, the timescale for compliance and whether the Council considers the requirements and timescale have been complied with?

Various actions were undertaken to the satisfaction of the Council in 2021 as follows:

 - 1) Removing the mobile 'rest room' from the site and replacing it with a single portaloos.
 - 2) Rearrange the pallets of bricks so they are a single pallet height and placed between the existing ground level pallets and footings.
 - 3) Rearrange the thermalite blocks in a similar way to the bricks, to a single pallet height and placed between the existing ground level pallets and footings.
 - 4) Arrange for a coloured mesh to be attached to the Heras fencing to reduce the visual impact of the building works whilst they are on-going.

These actions were completed to the Council's satisfaction, the development has since begun, and it is understood that the owner intends to continue works until the development is complete.
- 3) If no "out of court" agreement was reached prior to the aforementioned court date then please explain why.

This is not applicable as the Council did not pursue formal enforcement prosecution through the Courts as the requirements of the Enforcement Notice were considered to have been satisfactorily addressed (as set out in the response to Q2 above).
- 4) Please advise what action (if any) the Council now intends taking in respect of improving the appearance of this site.

As per any site that is, or could be, the subject of planning enforcement action, the Council would review any such case in accordance with its adopted Local Enforcement Plan which can be viewed on the Council's website at the following link:

<https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Enforcement-and-breaches.aspx>