

Request

Dear Wigan Metropolitan Borough Council, I would like to know

- 1) Has the council or Cityheart obtained funding to carry out the Galleries Regeneration Programme
- 2) If so, who is providing the funding and how much money are they investing
- 3) If they have not got funding why were the Galleries demolished. Wigan Councils planning rules clearly state that demolition must not take place until funding is in place for the rebuild.

Response

- 1) & 2) The Council has the initial phase fully funded and work continues with the Council's development partner to finalise a financial package for the remaining phases that will ensure the best value for money for the Council.
- 3) The relevant condition on the planning permission for the Galleries development is Condition 55, the full text of which, and the reason given, are:

Condition:

No demolition works within the site hereby permitted shall take place until it has been demonstrated to the written satisfaction of the Local Planning Authority that the necessary financial arrangements are in place and programme of works for the replacement residential development of the land for which planning permission has been granted by the Local Planning Authority.

Reason:

In order to ensure replacement development is delivered which mitigates the loss of the non-designated heritage assets and impact on designated heritage assets in accordance with Wigan Local Plan Core Strategy Policy CP11 ["Historic Environment"], Saved UDP Policy EV4A ["Development and Design in Conservation Areas"] and the revised NPPF (2021).

Condition 55 is not prescriptive as to the nature of the evidence that must be provided to the Local Planning Authority as regards the arrangements for delivery of the development. It is for the Local Planning Authority to form a judgement as to what information is sufficient to satisfy it as regards the two requirements of the condition: the "necessary financial arrangements" for the development, and a "programme of works".

For the redevelopment of the Galleries, the assurance on financial arrangements is provided by relevant clauses in the overarching Development Agreement for the whole site, signed in June 2021 by Cityheart Ltd and Wigan Council. The assurance on the build programme is provided by the Galleries Redevelopment Phase 1 Residential Programme, dated 23 September 2022. The information has been accepted as providing a satisfactory level of assurance by the Local Planning Authority, and the condition was discharged on 26 October 2022.