



FOI 18717	RESPONSE
<p>I am writing to request all documents held by the Council relating to the following planning application references:</p> <p>1. <b>Reference: 14/04240/IN</b> Proposed residential development. (Note: <i>Initial Notice - Any further information to be obtained from the developer. Please provide this.</i>)</p> <p>2. <b>Reference: 16/01326/IN</b> 248 residential dwellings. (Note: <i>Initial Notice - Any further information to be obtained from the developer. Please provide this.</i>)</p> <p>I would like electronic copies (PDF) of all publicly available documents, including application forms, plans, supporting reports (e.g. ecology, heritage, transport, design), decision notices, officer reports, correspondence, and any S106 or legal agreement documents.</p> <p>If any documents are withheld or not held by Wigan Council, please state which items and why (e.g. held by the developer).</p>	<p>The references provided in this request relate to Building Control Initial Notices, which are notifications submitted to the Council by private Approved Inspectors under the Building Act 1984.</p> <p>These notices inform the Council that building control responsibilities for the proposed works have been assumed by a private inspector, rather than the Council. As such, the Council does not hold detailed documentation associated with these applications, such as (not exhaustively) plans, reports, or correspondence. Further information should be sought directly from the relevant Approved Inspector in each case.</p> <p>For reference:</p> <p><i>Reference '14/04240/IN'</i> – The Council holds only the application form on this notice, which accompanies this response. No further documentation is held by the Council.</p> <p><i>Reference '16/01326/IN'</i> – The Council does not hold any documentation on this notice. The National House Building Council (NHBC) should hold all relevant records for this application.</p> <p>Please note that the types of documents you may be seeking in respect of the following ask:</p> <p><i>'I would like electronic copies (PDF) of all publicly available documents, including application forms, plans,</i></p>

*supporting reports (e.g. ecology, heritage, transport, design), decision notices, officer reports, correspondence, and any S106 or legal agreement documents.'*

are typically associated with planning applications rather than Building Regulations submissions.

If planning applications were made for these works, then the information held by the Council in this respect is accessible via the Council's website at the following link. Please use the search function available on the webpage to locate specific applications:

[Search and comment on planning applications](#)

Support and guidance on how to search the information the Council holds on this section of its website is available directly on the above webpage and at the following link to the Council's webpage:

[Idox PA for Planning User Guide](#)

**Section 47 of the Building Act 1984 ("the Act")  
The Building (Approved Inspectors etc.) Regulations 2010 ("the 2010  
Regulations")**



**INITIAL NOTICE**

To: Wigan Building Control, Civic Buildings, New Market Street, Wigan, WN1 1RP.

1. This notice relates to the following works: jhai/88303/MA/14 Proposed residential development Garrett Hall Farm, Tydesley, Wigan,
2. The approved inspector in relation to the work is: jhai ltd, Suite 7b, Stone Cross Place, Stone Cross Park, Golborne, Wigan WA3 2SH.
3. The person intending to carry out the work is: Peel Investments (North) Limited, Peel Dome, The Trafford Centre, Manchester, M17 8PL
4. With this notice are the following documents, which are those relevant to the work described in this notice-

**[(c) in the case of the erection or extension of a building, a plan to scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement-**

- (i) as to the approximate location of any proposed connection to be made to a sewer, or
- (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool;]

**[(d) Statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.]**

5. The work [is]/[is not] minor work.
6. jhai ltd declare that jhai ltd do not, and will not while this notice is in force, have any financial or professional interest in the works described.
7. The approved inspector [will]/[will not] be obliged to consult the fire and rescue authority by regulation 12 of the 2010 Regulations.
8. [jhai ltd undertake to consult the fire and rescue authority before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any work described above.
9. The approved inspector [will]/[will not] be obliged to consult the sewerage undertaker by regulation 13 of the 2010 regulations.
10. jhai ltd undertakes to consult the sewerage undertaker before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.
11. jhai ltd are aware of the obligations laid upon jhai ltd by Part 2 of the Act and by regulation 8 of the 2010 regulations.
12. jhai ltd are an approved inspector for the purposes of Part 2 of the Act and the above work is [the whole]/[part] of the work described in this initial notice given by me and dated: 04 April 2014.
13. Copies of the notice of approval and of a declaration of insurance relevant to the work described in this notice are on the register kept by the body designated under regulation 3 of the 2010 Regulations.

Signed [REDACTED]

Director of Technical Services and Learning  
jhai ltd  
Date 04 April 2014

Signed [REDACTED]

As authorised agent for Peel Investments (North) Limited  
Person intending to carry out the work

Date 04 April 2014

Offices throughout the UK



Regulated  
by RICS

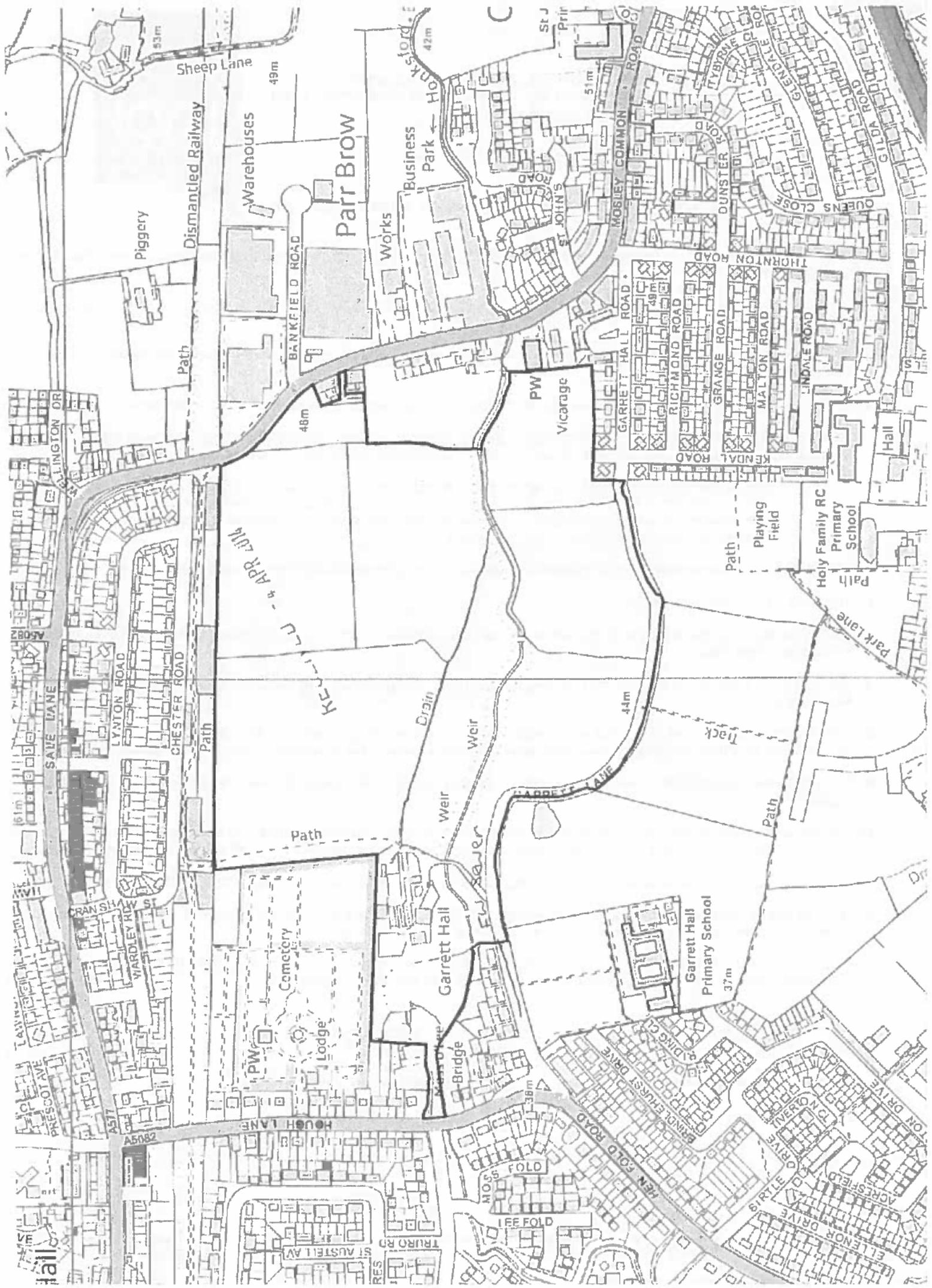
Alternative format or larger text available

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[www.jhai.co.uk](http://www.jhai.co.uk)

All the approval  
you need

- Building Control
- Planning & Sustainability
- Energy Assessments
- Fire Safety
- Inclusive Design
- Education and Training



RECENTLY

Location Plan: Garrett Hall, Astley, Wigan

Scale: 1:50000  
@ A4

Date: 27.07.11



