



REQUEST 18730

I am writing under the Freedom of Information Act 2000 to request details relating to the Environmental Impact Assessment (EIA) Screening Opinion for the proposed redevelopment of Winstanley Hall and adjacent land at Pemberton Road, Wigan (Planning Reference: A/25/099172/EIASCR) and associated EIA submissions and/or documents for the proposed development of Winstanley Hall Estate.

Please provide the following information:

REQUEST 18730	RESPONSE
1. A copy of the request and Council's formal Screening Opinion decision issued on or around 1 July 2025, including any associated officer report or internal assessment that informed the decision.	1. This information can be viewed in the information accompanying this response.
2. Confirmation of whether the Council determined that a full Environmental Impact Assessment was required for this proposal.	2. This information can be viewed in the information accompanying this response, but to confirm, the Council determined that a full Environmental Impact Assessment was not required for this proposal.
3. Copies of any correspondence, consultation responses, or internal communications between the Council, the applicant (or their representatives), and any statutory consultees relating to the EIA screening process.	3. This information can be viewed in the information accompanying this response.
4. Any documentation or reasoning used to conclude whether the proposal was, or was not, likely to have significant environmental effects under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.	4. This information can be viewed in the information accompanying this response.

**THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS
2017 SCREENING MATRIX**

1. CASE DETAILS			
Case Reference	A/25/099172/EIASCR	Brief description of the project / development	The redevelopment of Winstanley Hall and the development of land adjacent to Pemberton Road for residential purposes
Appellant	[REDACTED]		
LPA	Wigan Council		
2. EIA DETAILS			
Is the project Schedule 1 development according to Schedule 1 of the EIA Regulations?		No	
If YES, which description of development (THEN GO TO Q4)		Click here to enter text.	
Is the project Schedule 2 development under the EIA Regulations?		Yes	
If YES, under which description of development in Column 1 and Column 2?		Part 10(b) (Urban Development projects)	
Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?		No	
If YES, which area?		Click here to enter text.	
Are the applicable thresholds/criteria in Column 2 exceeded/met?		Yes	
If yes, which applicable threshold/criteria?		Exceeds 1 Ha in site area and includes more than 150 dwellings.	
3. LPA/SOS SCREENING			
Has the LPA or SoS issued a Screening Opinion (SO) or Screening Direction (SD)? (In the case of Enforcement appeals, has a Regulation 37 notice been issued)		No	
If yes, is a copy of the SO/SD on the file?		N/a	
If yes, is the SO/SD positive?		N/A	
4. ENVIRONMENTAL STATEMENT			
Has the appellant supplied an ES for the current or previous (if reserved matters or conditions) application?		No	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)	(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
Briefly explain answer to Part 2a and, if applicable and/or known, include name of feature and proximity to site (If answer in Part 2a / 2b is 'No', the answer to Part 3a / 3b is 'N/A')		
1. NATURAL RESOURCES		
1.1 Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the topography of the area?	No	The topography of the land will not be affected by the proposed development
1.2 Will construction or operation of the project use natural resources above or below ground such as land, soil, water, materials/minerals or energy which are non-renewable or in short supply?	No	NA
1.3 Are there any areas on/around the location which contain important, high quality or scarce resources which could be affected by the project, e.g. forestry, agriculture, water/coastal, fisheries, minerals?	Yes	Proposals include development on existing agricultural land. The land affected also falls within a High-Risk Coal Area.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)			(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)
2. WASTE				
2.1 Will the project produce solid wastes during construction or operation or decommissioning?	Yes	Typical wastes will be produced as part of the construction phase and the proposed residential development will produce household waste products once operational.	No	The applicant has confirmed that a construction environmental management plan will be submitted in support of the application to cover the construction phase and a waste management strategy to control waste management once the scheme is operational.
3. POLLUTION AND NUISANCES				
3.1 Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Unknown	Part of the site is undeveloped and so the full impacts are known at this stage	No	Impacts are unknown but unlikely to be significant.
3.2 Will the project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes	Construction activities will cause noise and vibration which could disturb nearby sensitive receptors along Pemberton Road. The operational phase will result in the release of light, heat and energy typical of a residential development.	No	<p>There are residential properties in the vicinity and so consideration of the impact of all phases of the development will be required as part of any formal submission.</p> <p>The construction noise and vibration impacts are temporary, and a construction environmental management plan will be required to minimise the impact in this regard.</p> <p>Mitigation can also be provided, if required, following the submission and findings of a Noise Assessment.</p> <p>Although the full impacts are not known at this stage, the mitigation will assist to address the operational impacts of the development, which will take in current noise levels experienced by the closest sensitive noise receptors in the area.</p>

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
				The impact of lighting schemes for the operational phase would be relatively localised and would be considered as part of the formal application process and controlled, if necessary, by planning conditions.
3.3 Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes	Due to the nature of the proposed development there is a risk of ground contamination.	No	Appropriate remediation / safety measures can be put in place during the construction stages of the development to reduce any risk of contamination to the surrounding land. The applicant has confirmed that a Phase 1 Ground Contamination Survey will be carried out to ensure that such impacts are controlled and would not lead to significant effects.
3.4 Are there any areas on or around the location which are already subject to pollution or environmental damage, e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No	No records of any such areas on or around the site.	N/a	
4. POPULATION AND HUMAN HEALTH				
4.1 Will there be any risk of major accidents (including those caused by climate change, in accordance with scientific knowledge) during construction, operation or decommissioning?	No	Given the scale and nature of the proposed development such risks are unlikely to arise.	N/A	
4.2 Will the project present a risk to the population (having regard to population density) and their human health during construction, operation or	No	Given the scale and nature of the proposed development such risks are unlikely to arise.	N/a	

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
decommissioning? (for example, due to water contamination or air pollution)				
5. WATER RESOURCES				
5.1 Are there any water resources including surface waters, e.g. rivers, lakes/ponds, coastal or underground waters on or around the location which could be affected by the project, particularly in terms of their volume and flood risk?	Yes	The site is in Flood Zone 1.	No	As the site lies within Flood Zone 1, the risk of flooding from the proposed development is unlikely. The applicant would be expected to evidence an appropriate surface and foul water drainage system and submit a Flood Risk Assessment along with the formal submission. Any potential impacts would be localised only and would not have a significant effect
6. BIODIVERSITY (SPECIES AND HABITATS)				
6.1 Are there any protected areas which are designated or classified for their terrestrial, avian and marine ecological value, or any non-designated / non-classified areas which are important or sensitive for reasons of their terrestrial, avian and marine ecological value, located on or around the location and which could be affected by the project? (e.g. wetlands, watercourses or other water-bodies, the coastal zone, mountains, forests or woodlands, undesignated nature reserves or parks. (Where designated indicate level of designation (international, national, regional or local))).	No		N/a	
6.2 Could any protected, important or sensitive species of flora or fauna which	Yes	There are a number of trees on site and Winstanley Hall and associated buildings may	No	The applicant has confirmed a Phase 1 Ecology Report and a Tree Survey will be completed to

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use areas on or around the site, e.g. for breeding, nesting, foraging, resting, over-wintering, or migration, be affected by the project?	<p>hold some ecological value which could be affected as a certain level of works to these buildings will be required.</p> <p>The site is surrounded in certain parts by Winstanley Hall Woods which are a Site of Biological Importance.</p>	<p>examine the habitats present on site and it is considered that suitable mitigation can be agreed through the formal application stage or through the use of conditions if necessary.</p> <p>The formal submission will need to evidence the level of impact on the SBI and provide suitable mitigation.</p> <p>Officers are satisfied that the impacts are not likely to be significant.</p>

7. LANDSCAPE AND VISUAL

<p>7.1 Are there any areas or features on or around the location which are protected for their landscape and scenic value, and/or any non-designated / non-classified areas or features of high landscape or scenic value on or around the location which could be affected by the project?¹ Where designated indicate level of designation (international, national, regional or local).</p>	<p>Yes</p> <p>There is a general Tree Preservation Order (02/0006) surrounding Winstanley Hall and associated buildings, a designation of local importance. The site is also surrounded in certain areas by Winstanley Hall Woods.</p> <p>The proposed development will include works to Winstanley Hall and associated buildings which are of national importance.</p>	<p>No</p> <p>The proposed development will impact upon these designated areas but the applicant will be expected to evidence the level of this impact through their formal submission and provide compensatory planting or mitigation measures to limit the impact. Therefore, the impacts are not likely to be significant.</p> <p>Works to Winstanley Hall and associated building include their repair, retention and restoration and so the impacts in this regard are likely to be positive.</p>
<p>7.2 Is the project in a location where it is likely to be highly visible to many people? (If so, from where, what direction, and what distance?)</p>	<p>Yes</p> <p>The new residential element of the proposed development will have a high level of visibility given its proximity to Pemberton Road.</p>	<p>No</p> <p>The area along Pemberton Road, from which the scheme will be highly visible, is residential in nature and so there is a degree of compatibility with between this and the proposed development. The applicant is also</p>

¹ See question 8.1 for consideration of impacts on heritage designations and receptors, including on views to, within and from designated areas.

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8. CULTURAL HERITAGE/ARCHAEOLOGY				
<p>8.1 Are there any areas or features which are protected for their cultural heritage or archaeological value, or any non-designated / classified areas and/or features of cultural heritage or archaeological importance on or around the location which could be affected by the project (including potential impacts on setting, and views to, from and within)? Where designated indicate level of designation (international, national, regional or local).</p>	<p>Yes</p> <p>The proposed development involves works to Winstanley Hall which is a Grade II Listed Building (LB/00248), a number of associated listed outbuildings/structures and to its setting by way of the proposed new residential scheme. There may also be some impact on the setting of Wigan Lodge (LB/00250). The potential impacts are therefore of a national importance.</p> <p>Potential archaeological impacts but these remain unknown at the present time.</p>	<p>No</p> <p>A Heritage Assessment (HA) will be required which will be expected to consider the full impacts on all listed structures and the settings of those structures.</p> <p>As some of the impacted structures are on the heritage at risk register, there is the potential that some betterment will be achieved through the preservation of the listed structures and the introduction of a sustainable use going forward. Notwithstanding this, the full impact will be captured for assessment within the required HA.</p> <p>An Archaeological Desk Based Assessment will be required to consider the localised impact of the proposed works.</p>		

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9. TRANSPORT AND ACCESS				
9.1 Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	No		N/a	
9.2 Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes	The site will be accessed off Pemberton Road, a busy 'A' road linking the area to Wigan Town Centre to the north and the motorway network to the south.	No	Impacts will be localised and assessed for acceptability in the context of the Council's Development Plan. The applicant will be expected to provide a full suite of evidence on the impact of the highway network and provide any mitigation necessary to minimise this impact. Impacts will also occur during the construction phase but as above these are unlikely to be significant and suitable control can be imposed through a Construction Environmental Management Plan such as construction traffic routing.
10. LAND USE				
10.1 Are there existing land uses or community facilities on or around the location which could be affected by the project? E.g. housing, densely populated areas, industry / commerce, farm/agricultural holdings, forestry, tourism, mining, quarrying, facilities relating to health, education, places of worship, leisure /sports / recreation.	Yes	The proposed development will have an impact on the existing built-up residential area to the south/south-east and on the agricultural land upon which the new residential development is proposed.	No	The impacts are unlikely to be significant given the predominately residential character of the surrounding area and the limited loss of agricultural land, the impact upon which will be localised. The applicant will be expected to fully assess such impacts within their formal submission and offer mitigation measures where necessary.

Question	(Part 2a) / (Part 2b) – Answer to the question and explanation of reasons (Yes/No or Not Known (?) or N/A)		(Part 3a) / (Part 3b) (only if Yes in part 2a) – Is a Significant Effect Likely? (Yes/No or Not Known (?) or N/A)	
10.2 Are there any plans for future land uses on or around the location which could be affected by the project?	No		N/a	
11. LAND STABILITY AND CLIMATE				
11.1 Is the location susceptible to earthquakes, subsidence, landslides, erosion, or extreme /adverse climatic conditions, e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No		N/A	
12. CUMULATIVE EFFECTS				
12.1 Could this project together with existing and/or approved development result in cumulation of impacts together during the construction/operation phase?	No		N/a	
13. TRANSBOUNDARY EFFECTS				
13.1 Is the project likely to lead to transboundary effects? ²	No		N/a	

² The Regulations require consideration of the transboundary nature of the impact. Due to the England's geographical location the vast majority of TCPA cases are unlikely to result in transboundary impacts.

5. CONCLUSIONS – ACCORDING TO EIA REGULATIONS SCHEDULE 3

The magnitude and environmental effects arising from the development are not considered to be significant and lead the LPA to the conclusion that the proposal does not represent EIA development. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), define EIA development as either

- (a) Schedule 1 development; or
- (b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location;

The proposed development does not appear within the list of developments falling within Schedule 1 and the Site is not located within a "sensitive area" as defined by Schedule 2(a). The proposed development does however fall under the definition of 'Urban Development Projects' as set out under Class 10(b) of Schedule 2 and exceeds the applicable threshold (i.e. the area of development exceeds 1 ha and the development includes more than 150 dwellings).

The known or possible environmental effects of the proposed development based on the information presented in the Screening request (Winstanley Hall, Wigan Environmental Impact Assessment Screening Report, dated 10th June 2025, Paul Butler Associates) are considered to be of a local significance only. The measures to address the main environmental issues can be assessed by a comprehensive suite of technical assessments as detailed in the Screening request. If the information presented within this document is later found to be incorrect or inaccurate when further assessments of the proposal are undertaken during the course of the associated application, the local planning authority reserves the right to re-consider the screening opinion as to whether the proposal constitutes EIA development if required.

6. SCREENING DECISION

If a SO/SD has been provided do you agree with it?	NA	
Is it necessary to issue a SD?	Yes	
Is an ES required?	No	
7. ASSESSMENT (EIA REGS SCHEDULE 2 DEVELOPMENT)	OUTCOME	
Is likely to have significant effects on the environment	ES required	
Not likely to have significant effects on the environment	ES not required	✓
More information is required to inform direction	Request further info	

NAME	
DATE	30/06/2025

Signed off by:

NAME	
DATE	30.06.2025



Wigan 
Council

[REDACTED]

Date: 30.06.2025

BY EMAIL [REDACTED]

Dear [REDACTED],

Application Number: A/25/099172/EIASCR

Location: Winstanley Hall, Winstanley Park, Winstanley, Wigan WN3 6BE

Proposal: EIA Screening Opinion for proposed redevelopment of Winstanley Hall and land adjacent to Pemberton Road.

Conclusion: Based on the EIA Screening matrix sent alongside this letter, the officer concludes the proposal is not EIA development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), as the proposal is not likely to have significant effects on the environment.

Yours sincerely,

[REDACTED]
Principal Planning Officer - Majors

From: [REDACTED]
To: [REDACTED]
Subject: A/25/0099172/EIASCR - Winstanley Hall due 1st July 2025
Date: 24 June 2025 14:27:00
Attachments: [EIA Screening - Cover Letter 099172.docx](#)
[Screening Matrix - Winstanley Hall 099172.docx](#)

Hi [REDACTED],

In [REDACTED] absence, please can you review and sign this one off? It's due on 1st July and [REDACTED] want it to go out on time as we have meetings the following week with the applicant.

I've added a 'sign off' box on the screening matrix to make it clear that it's been reviewed.

Thanks

[REDACTED]
Principal Planning Officer - Majors

Place Directorate

Based: Wigan Life Centre (South Site) – Second Floor

Telephone [REDACTED]

Mobile: [REDACTED]

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From: [REDACTED]
To: [REDACTED]
Subject: RE: A/25/0099172/EIASCR - Winstanley Hall due 1st July 2025
Date: 30 June 2025 12:56:00
Attachments: [Screening Matrix - Winstanley Hall 099172 30.06.2025.docx](#)

Hi – final version attached.
You ok to PDF and close it down on uniform?
Thanks

[REDACTED]
Deputy Team Leader – Development Management

Places: Economy and Skills
Wigan Council
Wigan Life Centre (South Site)
College Avenue
Wigan, WN1 1NJ

From: [REDACTED]
Sent: 30 June 2025 10:55
To: [REDACTED]
Subject: RE: A/25/0099172/EIASCR - Winstanley Hall due 1st July 2025

Hi [REDACTED]
Please see attached, I think I've addressed all of your comments.
Thanks

[REDACTED]
Principal Planning Officer - Majors
Place Directorate
Based: Wigan Life Centre (South Site) – Second Floor
Telephone: [REDACTED]
Mobile: [REDACTED]
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www.facebook.com/WiganCouncilOnline

From: [REDACTED]
Sent: 30 June 2025 10:16
To: [REDACTED]
Subject: RE: A/25/0099172/EIASCR - Winstanley Hall due 1st July 2025
Hi [REDACTED], few comments on the attached.
If you make the amends / address the comments I can sign it off later on today.
Thanks

[REDACTED]
Deputy Team Leader – Development Management

[REDACTED]
Places: Economy and Skills
Wigan Council
Wigan Life Centre (South Site)
College Avenue
Wigan, WN1 1NJ

From: [REDACTED]
Sent: 24 June 2025 14:27

To: [REDACTED]

Subject: A/25/0099172/EIASCR - Winstanley Hall due 1st July 2025

Hi [REDACTED],

In [REDACTED] absence, please can you review and sign this one off? It's due on 1st July and [REDACTED] want it to go out on time as we have meetings the following week with the applicant.

I've added a 'sign off' box on the screening matrix to make it clear that it's been reviewed.

Thanks

[REDACTED]
Principal Planning Officer - Majors

Place Directorate

Based: Wigan Life Centre (South Site) – Second Floor

Telephone: [REDACTED] 9

Mobile: [REDACTED]

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From: [REDACTED]
Subject: RE: Winstanley Hall - EIA response
Date: 01 July 2025 17:47:50
Attachments: [image001.jpg](#)

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Hi [REDACTED]

Thank you for sending through the Council's formal response and it is positive that the same view has been reached.

We look forward to discussing the progress on the proposals this Thursday.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI), the Institute of Historic Building Conservation (IHBC) or the Chartered Institute for Archaeologists (ClifA)

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From: [REDACTED]
Sent: 01 July 2025 10:27
To: [REDACTED]
Subject: Winstanley Hall - EIA response

Good morning [REDACTED]

Please find attached the Council's formal response to submission reference A/25/099172/EIASCR.

Regards,

[REDACTED]
Principal Planning Officer - Majors
Place Directorate
Based: Wigan Life Centre (South Site) – Second Floor
Telephone: [REDACTED]

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From: [REDACTED]
Sent: 25 June 2025 12:32
To: [REDACTED]
Subject: RE: Winstanley Hall, Wigan - EIA

Think Before you Click

Hi [REDACTED]

Thanks for your call earlier and sounds positive that you are likely to come to the same conclusion as ourselves on the EIA.

Further to below, I can confirm that Layer Landscape Architects are aware of the TPO, and it is being considered in drawing up their proposals.

Thanks,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]

Sent: 24 June 2025 14:38

To: [REDACTED]

Subject: RE: Winstanley Hall, Wigan - EIA

Hi [REDACTED]

I've been reviewing the EIA Screening submission this morning and I just wanted to draw your attention to the section relating to protected landscape value as there is a general Tree Preservation Order on the land around the Hall itself, but this has not been acknowledged within your submission.

I have no issue with your conclusion on this particular point in terms of likely significant effects but would hope that the appointed landscape consultants are aware of this TPO.

Regards,

[REDACTED]
Principal Planning Officer - Majors

Place Directorate

Based: Wigan Life Centre (South Site) – Second Floor

Telephone: [REDACTED]

Mobile: [REDACTED]

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From: [REDACTED]

Sent: 10 June 2025 13:13

To: Validation and Customer advisors <Validation@wigan.gov.uk>

Cc: [REDACTED]

[REDACTED]
Subject: Winstanley Hall, Wigan

[REDACTED]

Dear Sir / Madam

Winstanley Hall, Wigan

Please find attached an Environmental Impact Assessment Screening Report relating to a development at the above site. The proposals involve the repair, restoration and conversion of the existing buildings and structures on site into a residential use and an element of community space, and a new build residential development on agricultural land adjacent to Pemberton Road. An element of community use is also proposed within the new build part of the site.

The report has been prepared in response to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations').

The Screening Report demonstrates that the likely effects associated with the proposed development can be predicted with a good degree of accuracy and will not have any significant effects on protected sites, local flora and fauna, resources and surrounding receptors. In our view the proposed scheme does not require EIA Assessment.

We look forward to receiving the Council's response to the Screening Report. In the meantime, if you have any queries please do not hesitate to get in touch.

Kind regards,

[REDACTED]

Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI), the Institute of Historic Building Conservation (IHBC) or the Chartered Institute for Archaeologists (ClfA)

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Image removed by sender.



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This footnote also confirms that this email has been swept for the presence of computer viruses.

From: [REDACTED]
Subject: Winstanley Hall - EIA response
Date: 01 July 2025 10:27:00
Attachments: [~WRD0001.jpg](#)
[Screening Matrix - Winstanley Hall 099172.pdf](#)

Good morning [REDACTED]

Please find attached the Council's formal response to submission reference A/25/099172/EIASCR.

Regards,
[REDACTED]

Principal Planning Officer - Majors
Place Directorate
Based: Wigan Life Centre (South Site) – Second Floor
[REDACTED]

Mobile: [REDACTED]
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From: [REDACTED]
Sent: 25 June 2025 12:32
To: [REDACTED]
Subject: RE: Winstanley Hall, Wigan - EIA

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Hi [REDACTED]

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Thanks,
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Institute for Archaeologists (CIfA) the Chartered

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[REDACTED]
[REDACTED]
Sent: 24 June 2025 14:38

To: [REDACTED]
Subject: RE: Winstanley Hall, Wigan - EIA

Hi [REDACTED]

I've been reviewing the EIA Screening submission this morning and I just wanted to draw your attention to the section relating to protected landscape

value as there is a general Tree Preservation Order on the land around the Hall itself, but this has not been acknowledged within your submission.

I have no issue with your conclusion on this particular point in terms of likely significant effects but would hope that the appointed landscape consultants are aware of this TPO.

Regards,

[REDACTED]
Principal Planning Officer - Majors
Place Directorate
Based: Wigan Life Centre (South Site) – Second Floor
Telephone [REDACTED]
Mobile: [REDACTED]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline

From: [REDACTED]
Sent: 10 June 2025 13:13
To: Validation and Customer advisors <Validation@wigan.gov.uk>
Cc: [REDACTED]
Subject: Winstanley Hall, Wigan

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Dear Sir / Madam

Winstanley Hall, Wigan

Please find attached an Environmental Impact Assessment Screening Report relating to a development at the above site. The proposals involve the repair, restoration and conversion of the existing buildings and structures on site into a residential use and an element of community space, and a new build residential development on agricultural land adjacent to Pemberton Road. An element of community use is also proposed within the new build part of the site.

The report has been prepared in response to the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations').

The Screening Report demonstrates that the likely effects associated with the proposed development can be predicted with a good degree of accuracy and will not have any significant effects on protected sites, local flora and fauna, resources and surrounding receptors. In our view the proposed scheme does not require EIA Assessment.

We look forward to receiving the Council's response to the Screening Report. In the meantime, if you have any queries please do not hesitate to get in touch.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED] Chartered
Institute for Archaeologists (CIfA)

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