



**Wigan[♥]
Council**

Request

S38 Agreements re Rowan Meadows

I would like to request information that has occurred between Oak Tree Developments and Wigan Council regarding bonds and Section 38 agreements in relation to the Rowan Meadows development

Response

[Please see attached documents in relation to this request.](#)

The Company Director/Company
Secretary/Company Clerk
Oak Tree (Construction Design &
Management) Limited
Crown House
4 High Street
Tyldesley
Manchester
M29 8AL

Our reference: RD/LS/JNI/CL45.13/
Your reference:
Please ask for: [REDACTED]
Extension: [REDACTED]
Direct line: 01942 [REDACTED]
Email: [REDACTED]@wigan.gcsx.gov.uk
30/09/2015
Date:

Please Quote Our Reference on ALL Correspondence

Dear Sirs,

Contravention of Notice under S220 Highways Act 1980
Development Site Rear of [REDACTED] Kenwood Avenue, Leigh

I am informed that works have commenced on the above development and note that no monies have been deposited or secured in accordance with the notice served under Section 220 Highways Act 1980 ("the notice").

I am instructed that the estimated cost for the works in respect of the above is £117,200.00, as specified in the notice.

Please note, it is an offence to commence works in or for the purpose of erecting a building before payment of the sum specified in the Section 220 Notice has been secured/deposited with the Council.

In the event that you wish to cash deposit the said amount with the Council, then please contact me and the payment details shall be provided to you, however should you wish to Bond the monies to the satisfaction of the Council, then the Bond will be required in the Councils standard form of Bond.

Please note that there is a standard fee of £250.00 for the provision of the form of Bond (provided that there are no amendments to it) and the Surety will need to be a provider that is acceptable to the Council.

Assistant Director Legal - Mrs L. Fisher

Wigan Council, Legal Services, Town Hall, Library Street, Wigan, WN1 1YN
Phone : (01942) 244991 Fax : (01942) 827093
DX 702075 WIGAN 2
www.wigan.gov.uk

Should you wish to secure the monies by Bond, please contact me immediately and I will issue a draft form of Bond for Surety approval.

We therefore advise you to cease building immediately, until the said monies are secured or deposited to the Council's satisfaction. If you do continue to build in contravention of the notice, please be advised that the Council will prosecute for each offence, on each property, per day and every day that work continues.

Therefore it is imperative that you contact us as a matter of urgency.

I must further advise that should the above sum not be secured or deposited to the satisfaction of the Council within 14 days from the date of this letter, I will be compelled to pass the file to the Councils Prosecution/Litigation Section, without further notice to you.

I look forward to hearing from you.

Yours faithfully,

for Assistant Director Legal

Enc.

c.c. The Company Director/Company Secretary/Company Clerk
Oak Tree (Construction Design & Management) Limited, 22 Walmsley Road, Leigh
WN7 1YE

RECORDED DELIVERY

The Company Director/Company
Secretary/Company Clerk
Oak Tree (Construction Design &
Management) Limited
22 Walmsley Road
Leigh
WN7 1YE

Our reference: RD/LR/N19/129/N-3420
Your reference:
Please ask for: [REDACTED]
Extension: [REDACTED]
Direct line: 01942 [REDACTED]
Email: [REDACTED]@wigan.gcsx.gov.uk
Date: 30 September 2015

Please Quote Our Reference on ALL Correspondence

IMPORTANT

Dear Sirs,

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Development Site Rear of [REDACTED] Kenwood Avenue, Leigh

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Please note, it is an offence to commence works in or for the purpose of erecting a building before payment of the sum specified in the Section 220 Notice has been secured/deposited with the Council.

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I look forward to hearing from you.

Yours faithfully,

for Assistant Director Legal

Enc.

c.c. Oak Tree (Construction Design & Management) Limited, Crown House, 4 High Street, Tyldesley, Manchester M29 8AL

[REDACTED]

From: [REDACTED]
Sent: 02 December 2025 11:29
To: [REDACTED]@oaktree-developments.com; [REDACTED]@oaktree-developments.com;
[REDACTED]@oaktree-developments.com; [REDACTED]@oaktree-developments.com
Cc: [REDACTED]
Subject: Rowan Meadow, Leigh
Attachments: OD.AB.01 Kenwood Avenue.Leigh - As Built Survey_S38.pdf

Hi All,

Could you please arrange for someone to contact me from Oaktree Developments to progress the Section 38 agreement for Rowen Meadows, Leigh.

We have had numerous requests from resident to progress, and we are keen to adopt but we require you to assist and provide some further information.

Please contact me asap to progress.

Regards,

[REDACTED]
Developments
Wigan Council – Resident Services
Wigan Council Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ
Office: 01942 [REDACTED]
Mobile [REDACTED]
www.wigan.gov.uk
www.twitter.com/wigancouncil
www.facebook.com/WiganCouncilOnline









FEATURES		SURVEY ANNOTATIONS	
TOP OF BANK		AV	AR VALVE
		B	BOLLARD
BOTTOM OF BANK		BS	BUS STOP
		BT	BRITISH TELECOM IC
SURVEY STATION		CP	CONCRETE PAVING NO SLABS
		CP	CATCH PIT
TREE		DR	DRAIN
		EB	ELECTRIC CONTROL BOX
HEDGE		EL	ELECTRICAL IC
TREE CANOPY		EP	ELECTRICITY POLE
		ER	ERTH ROAD
BUSHES		FH	FIRE HYDRANT
		FP	FLAG POLE
VEGETATION		G	GLEY
		GH	GREENHOUSE
		GP	GATE POST
BOUNDARY ANNOTATIONS		GV	GAS VALVE
		IC	INSPECTION COVER
BARB W RE FENCE		JB	JUNCTION BOX
CHA N LK FENCE		KN	KNOTS KNIGHT WOOD
CONC POST AND PANEL		KO	KERO OUTLET
CONC POST TMB PANEL		LP	LAMP HOLE
		LP	LAMP POST/LIGHT COLUMN
ELECTRIC FENCE		MH	MANHOLE
HERAS FENCE		MP	MONITOR POST
		NP	NAME PLATE
RN RAIL FENCE		OC	OVERHEAD CABLES
KNEE RAIL FENCE		PB	POST BOX
MISCELLANEOUS FENCE		PM	PARKING METER
PANEL AND WIRE FENCE		PS	POST
RANCH STYLE FENCE		PV	ELECTRICITY PYLON
SECURITY FENCE		RE	ROAD NO EYE
		RS	ROAD SIGN
TIMBER FENCE		RWP	RAN WATER PIPE
		TF	TIE
BRICK WALL		SM	SERVICE MARKER
BLOCK WALL		SP	SON POST
CONCRETE WALL		SV	STOP VALVE / SLUICE VALVE
GAB EN WALL		SVP	SO L VENT PIPE
MISCELLANEOUS WALL		TD	TELEPHONE BOX
RETAINING WALL		TL	TRAFFIC LIGHTS
		TM	TELEPHONE MAST
RETAINING LOG WALL		TP	TELEGRAPHY POLE
STONE WALL		TP	TRACTE L PAV NG SLABS
		VP	VENT PIPE
		WM	WATER METER
		WV	WATER VALVE

TRIAL HOLE / PIT		TH
BORE HOLE		BH
WINDOW SAMPLE		WS
MONITORING POINT		MP
PROBE HOLE		PH

ONLY MANHOLES AND SERVICES SHOWN WERE VISIBLE AT THE TIME OF SURVEY.
MAN ENTRY TO SEWERS HAS NOT BEEN UNDERTAKEN, DEPTHS, PIPESIZES ETC
ARE MEASURED FROM GROUND LEVEL.
DRAINAGE INFORMATION MUST BE CHECKED AND VERIFIED PRIOR TO ANY WORK
COMMENCING.
BOUNDARIES SHOWN ARE PHYSICAL AND MAY NOT REPRESENT LEGALLY CONVEYED
OWNERSHIP.
TREE SPREADS ARE SYMBOLIC ONLY AND ARE REPRESENTATIVE OF THE
AVERAGE SPREAD, THE TREE CANOPY LAYER DENOTES THE TREES EXTREMITY.

ALL LEVELS ARE RELATED TO O.S DATUM (OSGB36-15)
ESTABLISHED AT SE1 USING THE LEICA SMARTNET GPS NETWORK

S38 AS BUILT SURVEY ANNOTATIONS	
	S38 ADOPTABLE CARRIAGEWAY
	S38 ADOPTABLE FOOTWAY
	PEDESTRIAN DROP CROSSING LOCATIONS
	LIGHTING COLUMN OFFERED FOR ADOPTION
	S38 / S278 BOUNDARY
	S38 ADOPTABLE GULLIES & CONNECTIONS

 **SurveyEng Ltd**
Land Surveyors & Engineers

14 GREEN M LL
WESTHOUGHTON
BOLTON
LANCS
BL5 3GE

TEL/FAX: 0800 772 3040
MOB: 07850069993
info@surveyeng.co.uk

DRAWING NUMBER OD.AB.01	REVISION -
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