



Wigan
Council

REQUEST 19142

This is a follow up request to FOI 18671 regarding planning application: A/23/96226/MAJOR

Please see below for the full request.

To: foirequest@wigan.gov.uk (by email)

Date: 30th December 2025

Subject: Freedom of Information request – A/23/96226/MAJOR

Dear Wigan Council Freedom of Information Team,

I am writing to request information under the Freedom of Information Act 2000.

Request 1: CGI images

For the planning application A/23/96226/MAJOR, please provide copies of any and all CGI images (including photomontages, verified views, rendered visuals, or other computer-generated visualisations) that were submitted by PLP (or on PLP's behalf, i.e. by WSP) to Wigan Council in lieu of, or as a substitute for, a Visual Impact Assessment (VIA) or Landscape Visual Impact Assessment (LVIA):

This request includes (but is not limited to):

1. This request should focus on CGI/visual material that was submitted specifically to address visual impacts instead of a VIA or LVIA (i.e., where CGIs were provided in lieu of, or as the alternative to a VIA or LVIA, rather than as general illustrative material).
2. This should specifically include all images emailed to Wigan Planning Officers on 20th February 2024 17:11:27, Subject Line: *Consultee Comments for Planning Application A/23/96226/MAJOR* (as per the response to FOI-18671) which included:
 1. Viewpoint 1 – Garrett Hall Road
 2. Viewpoint 2 – Verdant Green Close
 3. Viewpoint 3 – Garrett Lane / Bridleway
 4. Viewpoint 4 – Tanhouse Avenue adjacent to PROW 161

Request 2: Referenced Attachments 1

On February 14th 2024 10:26, a member of the Environment Planning team (Wigan Council – Place Directorate) emailed the below message. This email was included in the response to FOI-18671.

- Please provide any and all copies of the attachment(s) referenced (“**attached pre app comments and email correspondence with [redacted]**”).

-----Original Message-----

From: [REDACTED]

Sent: Wednesday, February 14, 2024 10:26 AM

To: [REDACTED]

Subject: RE: Planning Application Consultation A/23/96226/MAJOR

Hi [REDACTED]

I realise we never had a catch up regarding this.

I have attached my pre app comments and email correspondence with [REDACTED] from before he left. As you will see I was under the impression that the applicant had agreed to undertake a visual impact assessment so that we could better understand and visualise the relationship between the new building units and existing residential dwellings.

I'm not sure if there was some subsequent advice or agreement made that they didn't need to do a visual impact assessment.

Cheers

[REDACTED]

[REDACTED] Environmental Planning

Wigan Council – Place Directorate
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]
www.wigan.gov.uk

Request 3: Referenced Attachments 2

On 21st December 2023 12:10, Therese Maguire emailed a member of the Environment Planning team (Wigan Council – Place Directorate). This email was included in the response to FOI-18671.

- Please provide any and all copies of the “**attached comments**” referenced.

From: [REDACTED]
Sent: 21 December 2023 12:10
To: [REDACTED]
Subject: RE: Planning Application Consultation A/23/96226/MAJOR
Attachments: Pre-app Landscape comments.docx

A/22/93349/PREAPP

Hi [REDACTED]

The pre-app was carried out under the above reference number and [REDACTED] attached are your comments which are on that record.

Don't worry, everyone is a little behind at the minute and I won't be doing anything further on this file before I finish tomorrow.

I hope you have a lovely Christmas break.

Therese

-----Original Message-----

From: [REDACTED]
Sent: Wednesday, December 20, 2023 11:49 AM
To: [REDACTED]
Subject: RE: Planning Application Consultation A/23/96226/MAJOR

Hi [REDACTED],

Hope you are well! I realise I am well behind on this one, trying to catch up as much as possible before Christmas!

Just a quick question though, I seem to remember having some pre app for this site and agreeing points for a LVIA to support the application but one hasn't been submitted. I can't remember what the app reference for the preapp is could you let me know so I can dig out my previous comments or you might have them on file. I think it was some time last year when [REDACTED] was dealing with it.

Cheers

[REDACTED]

[REDACTED] Environmental Planning

Wigan Council – Place Directorate
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

Format: Where possible, please provide the information electronically (PDF/JPEG/PNG or native image files) via email or a download link.

Under the Freedom of Information Act 2000, the Council is required to respond promptly and, in any event, no later than 20 working days after the date of receipt of this request. If you consider an extension is required, please confirm this and provide the reason and expected response date.

If any of the requested information is considered exempt, please specify which exemption(s) you are relying on, and provide the non-exempt parts (redacted where necessary).

I look forward to your reply.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]



RESPONSE

1. CGI Images

The information requested is in the public domain on the planning application case file which is accessible via the Council's website at the following link:

[Search and comment on planning applications](#)

2 and 3.

The requested information comprises draft information and is therefore exempt from release under the Environmental Information Regulation 12(4). This allows for withholding of information to the extent that (d) the request relates to material which is still in the course of completion, to unfinished documents or to incomplete data or (e) the request involves the disclosure of internal communications. The Council believes that its staff need to have a safe space to discuss options and provide internal advice on a variety of matters, and disclosure of such discussion to the world at large would inhibit the ability of staff to have free and frank discussion on potentially controversial matters.

The exception is subject to a public interest test. Again, the Council appreciates the need for transparency, but the public interest in maintaining a safe space for open discussion and evaluation of factors outweighs that expectation, particularly when the final version of the document is disclosed or the matter has progressed to a public process.