



SECTION 1: FINANCIAL INTERESTS & CONFLICTS

Register of Interests:

1. Copy of the Register of Interests for ALL councillors who sat on the planning committee that determined application A/23/96226/MAJOR.
2. Any declarations of interest made at the committee meeting (recorded or unrecorded).
3. Any applications for dispensations to participate despite interests.

This information is in the public domain and can be accessed online via

<https://democracy.wigan.gov.uk/ieListMeetings.aspx?CId=120&Year=0&a=1>

Pension Fund Connections:

1. Does Greater Manchester Pension Fund hold investments in:
 - a. Peel Group,
 - b. PLP (Panattoni Logistics Park),
 - c. any companies involved in this development?
2. Are any Wigan councillors or planning officers members of GM Pension Fund?
3. Any correspondence between Wigan Council and GM Pension Fund regarding this development

1. and 2. – these questions should be directed to the Greater Manchester Pension Fund, whose details are at <https://www.gmpf.org.uk/>

3. – There has been no correspondence between the Council and the Greater Manchester Pension Fund regarding this development.

Developer Relationships:

1. All records of meetings, calls, emails, or communications between Wigan Council officers/councillors and representatives of:
 - a. PLP/Panattoni,
 - b. Peel Group,
 - c. their agents, from January 2023 to present
2. Any hospitality, gifts, or donations declared by councillors/officers from these parties (last 5 years)
3. Any section 106 agreement payments or Community Infrastructure Levy contributions agreed - amounts and allocation

1. The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>

2. All information regarding Members' interests is in the public domain in the Council's published Register of Interests, which is viewable online via

<https://democracy.wigan.gov.uk/uuCoverPage.aspx?bcr=1>

Employees register any interests, gifts and hospitality that they have received within the register of Interests for Employees which is maintained by the Monitoring officer. The Information contained within the register is personal data and therefore not disclosable. Access is restricted. A search has shown that no interests or gifts or hospitality has been registered.

3. Details of the Section 106 agreement entered into in relation to this site are in the public domain, viewable online via <https://planning.wigan.gov.uk/online-applications/>

Employment Connections:

1. Have any current or former Wigan Council planning officers or councillors been employed by, or received consultancy fees from, PLP, Panattoni, Peel Group, or their agents in the last 10 years?
2. Have any planning officers involved in this application applied for jobs with the developer or their agents?

1. Previous employment history is personal data within the meaning of the Data Protection Act and therefore is not disclosable.

2. The Council does not hold this information.

SECTION 2: PRE-APPLICATION COLLUSION

Pre-Application Discussions:

1. ALL records of pre-application advice given to the developer
2. Minutes/notes of all pre-application meetings
3. Any written advice suggesting how to structure the application to avoid refusal
4. Any advice given on how to avoid Environmental Impact Assessment requirements

1.-4. – The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>

Political Pressure:

1. Any correspondence from councillors to planning officers expressing support for or opposition to the application before committee
2. Any correspondence from MPs, combined authority representatives, or government officials regarding this application
3. Any records of "political steer" or "member briefings" on this application

1.-3. The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>

Economic Development Interference:

1. All correspondence between Economic Development/Regeneration departments and Planning department regarding this application
2. Any documents showing pressure to approve for economic reasons
3. Any business case or economic impact assessments prepared internally

1.-3. – The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>

SECTION 3: PROCEDURAL MANIPULATION

EIA Screening:

1. The EIA screening opinion for this development (if conducted)
2. If no screening conducted, please explain why not given the scale (350,000 sq ft warehouses)
3. Internal discussions/emails about whether EIA was required
4. Legal advice obtained on EIA requirements

1.-4. – The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>.

This includes details of exemptions that apply to the release of certain information.

Committee Report Accuracy:

1. ALL drafts of the planning officer's report to committee (including tracked changes showing amendments)
2. Any instructions from senior officers to amend the report
3. Any information that was removed from earlier drafts Emails between officers discussing what to include/exclude from the report

1.-3. – The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>.

This includes details of exemptions that apply to the release of certain information.

Visualization Materials:

1. ALL CGI images, visualizations, and scale models shown to committee
2. Any alternative visualizations prepared but NOT shown to committee
Photography locations and methodology for photomontages
3. Any complaints that visualizations were misleading

1. – CGI images relating to the application are 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.-3. – The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>.

Committee Training:

1. Records showing what training committee members received on assessing large-scale warehouse applications
2. Whether committee members had site visits - dates, attendees, notes
3. Any member feedback that they "didn't understand" the scale before or after approval

1.-3. – The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>

SECTION 4: CONSULTATION MANIPULATION

Public Consultation:

1. Evidence that ALL properties within required consultation distance were notified
2. List of addresses notified and method (letter/site notice only?)
3. Why no re-consultation occurred when plans changed materially from 2015 outline permission
4. Any internal discussions about limiting consultation scope

1.-4. – The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>

Statutory Consultee Responses:

1. ALL responses from:
 - a. Environment Agency,
 - b. United Utilities,
 - c. Highways England,
 - d. HSE,

- e. Environmental Health,
 - f. Sport England,
 - g. Lead Local Flood Authority
2. Any objections that were initially raised then withdrawn - and why
 3. Any conditional approvals where conditions have NOT been met
 4. Follow-up correspondence checking if conditions discharged

1-4. – The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>

Suppressed Objections:

1. Total number of objection letters/emails received (vs. number reported to committee)
2. Any objections from technical consultees that were not included in officer report
3. Emails discussing how to "manage" or "address" objections in report

1-3: All objections received were reported to Planning Committee, and the report is in the public domain via

<https://democracy.wigan.gov.uk/uuCoverPage.aspx?bcr=1>

SECTION 5: CONDITION BREACHES

Planning Conditions Compliance:

1. List of ALL conditions attached to permission A/23/96226/MAJOR
2. Status of each condition (approved/pending/breached)
3. Applications to discharge conditions - dates submitted, dates approved
4. Any condition requiring landscaping, screening, drainage, noise barriers - and whether delivered as approved

1-4: All information relating to the imposition and discharge of planning conditions is in the public domain, viewable online via

<https://planning.wigan.gov.uk/online-applications/>

The Council has previously clarified that the site remains under construction. Information regarding visits undertaken to monitor progress is in the public domain, viewable online at

<https://www.wigan.gov.uk/News/Articles/2025/December/Correspondence-with-Astley-Action-Group.aspx>

Enforcement Action (or Lack Thereof):

1. ALL enforcement complaints received about this site since construction began
2. Action taken on each complaint
3. Internal emails discussing whether to take enforcement action
4. Legal advice on whether Stop Notice should be issued (after resident requests)
5. Why Stop Notice was refused - full legal reasoning

1-3: See attached binder. Within the binder is an email chain with the subject line "Astley puddle" - please note that this chain and subject line was originated by a third party: this is not a term that the Council has used.

4-5: The Council is not disclosing this advice under EIR Para 12 as it is professionally privileged advice. The Council has considered the public interest in

respect of the disclosure of the advice. It acknowledges that the public might want to know what advice the Council received (which is referred to in summary in a response to the Warehouse Group) but do not believe that the need to respect the rights of legal advice to be in confidence is outweighed .

Monitoring Visits:

1. Records of site monitoring visits by planning enforcement officers
2. Any non-compliances identified
3. Photographs taken during monitoring visits

1-3: See attached binder.

SECTION 6: ALTERNATIVES CONSIDERED

Alternative Sites:

1. Did the council assess alternative sites for this development away from residential areas?
2. Sequential test for warehouse location - was one conducted?
3. Why this sensitive location next to housing/SEND school approved vs. industrial estates elsewhere

1.-3. – The site has been designated in the statutory development plan for employment development, including warehouses, since 2006. Details of the development plan policy are in the public domain and viewable online via

<https://www.wigan.gov.uk/Council/Strategies-Plans-and-Policies/Planning/Local-plan/ReplacementWiganUDP.aspx>

As a general principle the Council is required to determine planning applications submitted to it, and has no remit to consider whether a proposal that has been applied for should be directed towards an alternative site.

The compatibility of the development with adjacent land uses was assessed as part of the planning application process and detailed in the officer's report to Planning Committee.

Design Alternatives:

1. Were alternative designs (lower heights, different layouts, phasing) considered and rejected?
2. Why maximum height of 18.3m/60ft was acceptable next to homes
3. Policy justification for breaching any separation distance requirements

As a general principle the Council is required to determine planning applications submitted to it. The case officer's report to Planning Committee explains the assessment of the application – this is in the public domain viewable online via

<https://democracy.wigan.gov.uk/uuCoverPage.aspx?bcr=1>

SECTION 7: POST-APPROVAL PROBLEMS

Complaints Log:

1. ALL complaints received from residents about impacts (flooding, dust, noise, vibration, damage) since construction began
2. How each complaint was responded to
3. Any offers of compensation or remediation made

1.-2. – See attached binder.

3. – No offers of compensation or remediation have been made.

Independent Review:

1. Terms of reference for the "independent audit" the council has committed to
2. Who will conduct it (must be genuinely independent, not council-appointed)
3. Timeline for completion
4. Whether residents will have input into terms of reference

Details of the independent audit are in the public domain and viewable online via

<https://democracy.wigan.gov.uk/ieListDocuments.aspx?CIId=130&MIId=5784&Ver=4&a=1>

Councillor Resignation:

1. Any correspondence from Cllr James Fish explaining his resignation from planning committee
2. Any other internal concerns raised by members or officers about this decision

1. – Correspondence regarding reasons for resignation from the Committee constitutes personal data which is exempt from release under Para 12 of the EIR.

2. – No information held.

SECTION 8: LEGAL ADVICE

Legal Opinions:

1. ALL legal advice obtained from external solicitors about:
 - a. Whether permission was lawfully granted
 - b. Risk of judicial review
 - c. Whether Stop Notice would be lawful
 - d. Liability for damage to properties
 - e. Cost of external legal advice obtained (total spent)

1.The Council has not instructed external Solicitors.

The Council did receive Counsel's advice on the provision's fora stop notice but the Council is not disclosing this advice under EIR Para 12 as it is professionally privileged advice. The cost of this advice is not being released because it is commercially sensitive information and hence exempt from disclosure under Para 12. The Council has considered the public interest in respect of both the discloser of the advice and its cost. It acknowledges that the public might want to know what advice the Council received (which is referred to in summary in a response to the Warehouse Group)) but do not believe that the need to respect the rights of legal advice to be in confidence is outweighed. Counsel charges are competitive and to disclose costs could release commercially sensitive information

Insurance/Liability:

1. Has the council's insurance been notified of potential claims?
2. Any actuarial assessment of potential compensation liability?

1. and 2. – No.

SECTION 9: COMMUNICATIONS ABOUT RESIDENTS

Internal Discussions About Opposition:

1. Any emails/messages between officers or councillors referring to the Astley Warehouse Action Group or resident objectors
2. Any pejorative or dismissive language used about residents
3. Discussions about "managing" community opposition

1.-3. - The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>

Media Handling:

1. Media briefing documents prepared about this development
2. Instructions to press office on how to respond to resident concerns
3. Any attempt to brief against residents to media

1.-3. - The Council has previously released a large amount of information pursuant to FOI request 18671, which is viewable online via

<https://www.wigan.gov.uk/Council/DataProtection-FOI-Stats/FOI-Disclosure-Log.aspx>

SECTION 10: PROPERTY DAMAGE

Structural Damage Reports:

1. Any structural surveys commissioned by the council of nearby properties
2. Reports of construction vibration monitoring
3. Any admissions that construction may have caused damage

1.-3. – None. The Council has advised residents to pursue any concerns about damage to properties through their own insurance. See

<https://www.wigan.gov.uk/News/Articles/2025/December/Correspondence-with-Astley-Action-Group.aspx>

Property Valuations:

1. Any assessment of impact on residential property values
2. Whether this was considered a material planning consideration

1. and 2. – No assessment undertaken – property values are not capable of being a material planning consideration.