

[Redacted]

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**From:** [Redacted]  
**Sent:** 23 January 2025 10:07  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** FW: Planning Enforcement Reporting form 474206 - Land at Astley Park Way  
**Attachments:** c481345ff9ea460c9c384cf7ffd34002.jpeg; IMG\_5131.jpeg

Hi [Redacted]  
In [Redacted] absence would you be able to take a look at this to try and establish whether there is a breach?  
If you could let me know, I'll reply to the complainant.

Kind regards

[Redacted]

**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

[Redacted]

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**From:** noreply@wigan.gov.uk  
**Sent:** 21 January 2025 22:35  
**To:** planningenforcement  
**Subject:** Planning Enforcement Reporting form 474206

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Name: [REDACTED]

Address: [REDACTED]

Telephone: [REDACTED]

Email: [REDACTED]

## Responses

### Address or location of the property/land subject of your complaint:

Planning Ref A/23/96226

### Nature of your complaint:

The original plans show the hedgerow adjacent to [REDACTED] was to remain in place, however this has been all ripped out today 21/01/24 destroying a natural habitat for wildlife and a perfectly adequate screen from the site.

### Problem the property/land subject of your complaint is causing:

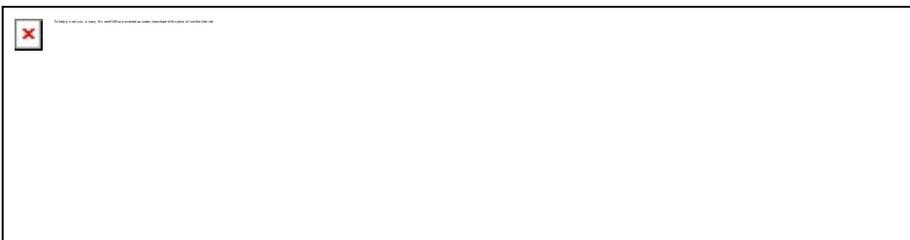
The original plans show the hedgerow adjacent to [REDACTED] was to remain in place, however this has been all ripped out today 21/01/24 destroying a natural habitat for wildlife and a perfectly adequate screen from the site. The proposed plan shows the original perimeter hedgerow parallel to the bridle way and [REDACTED] which has now been destroyed unnecessarily.

### Are willing to support the council in any subsequent prosecution:

I am not prepared to attend court under any circumstances

**File uploads: c481345ff9ea460c9c384cf7ffd34002.jpeg, IMG\_5131.jpeg**

>><<







[REDACTED]

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**From:** [REDACTED]  
**Sent:** 14 February 2025 16:30  
**To:** [REDACTED]  
**Subject:** A/23/96226/MAJOR - land at Astley Park Way  
**Attachments:** WIG-BCA-ELS-XX-DR-L-2266-22-06-S5-Rev P04 - Landscape Concept Proposal (Sheet 2 of 2).pdf; WIG-BCA-ELS-XX-DR-L-2266-22-05-S5-Rev P04 - Landscape Concept Proposal (Sheet 1 of 2).pdf

Good evening,

I have looked through the above application in regard to your complaint.

I can confirm that the hedge removal is not in breach of planning control, as new shrubs/trees/hedging will be planted to provide screening and this is part of the approved application. The only trees/ greenery which are to be retained are next to the school.

I have attached the plan detailing this for your reference.

Thank you

[REDACTED]  
**Planning Enforcement Officer**

Places Directorate Economy and Skills  
Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**

Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS

[www.wigan.gov.uk](http://www.wigan.gov.uk)

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**KEY**

- SEMI-MATURE TREE**  
(Tree pit size: 2000x2000x1000mm)  
20-25cm stem girth  
5.0-5.5m height  
3m clear stem  
Rootballed  
Species  
Acer campestre  
Acer x freemanii 'Autumn Blaze'  
Carpinus betulus 'Lucas'  
Tilia cordata 'Greenspire'
- EXTRA HEAVY STANDARD TREES**  
(Tree pit size: 1500x1500x900mm)  
18-20cm stem girth  
4.5-5.0m height  
1.8-2.1m clear stem  
Rootballed  
Species  
Acer campestre 'Streetwise'  
Betula pendula  
Carpinus betulus 'Lucas'  
Tilia cordata 'Greenspire'
- EXTRA HEAVY STANDARD TREES**  
(Tree pit size: 1000x1000x750mm)  
14-16cm girth  
4.0-4.5m height  
1.8-2.1m clear stem  
Rootballed  
Species  
Acer pseudoplatanus  
Acer rubrum  
Alnus incana 'Aurea'  
Betula pendula 'Tristis'  
Carpinus betulus  
Prunus avium  
Sorbus aucuparia  
Sorbus aria  
Quercus palustris
- MULTI-STEM TREES**  
(Tree pit size: 1000x1000x750mm)  
3.0-3.5m height  
3x transplanted  
Rootballed  
Species  
Acer griseum  
Betula nigra  
Betula albosinensis  
Cercis siliquastrum  
Cornus controversa
- CONIFEROUS TREES**  
(Tree pit size: 1000x1000x750mm)  
2.0-2.5m height  
4x transplanted  
Rootballed  
Species  
Pinus nigra  
Pinus sylvestris
- FEATHERED TREES**  
1.75-2.0m height  
2x transplanted  
Well furnished with lateral shoots to base  
Root wrapped  
Species  
Alnus glutinosa  
Betula pubescens  
Sorbus aucuparia
- SPECIMEN SHRUBS**  
(300mm depth of topsoil)

**WOODLAND MIX PLANTING**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Feathered trees planted in single species groups of 3-5 at 3m apart and 3m from extra heavy standard trees. Whip/Transplants to be planted in groups of 3-9 of the same species on a 1.5m grid.

Feathered Trees - Well furnished with lateral roots to the base

%	Species	Common Name	Size	Age	Root
	Acer campestre	Field Maple	1750-2000mm	2x Transplanted	OG
	Betula pendula	Silver Birch	1750-2000mm	2x Transplanted	OG
	Prunus avium	Wild Cherry	1750-2000mm	2x Transplanted	OG
	Quercus robur	Common Oak	1750-2000mm	2x Transplanted	OG

Whip/Transplants

%	Species	Common Name	Size	Age	Root/Pot Size
	Cornus sanguinea	Dogwood	600-800mm 1+1	OG	
	Corylus avellana	Hazel	600-800mm 1+2	OG	
	Crataegus monogyna	Hawthorn	600-800mm 1+1	OG	
	Ilex aquifolium	Holly	400-600mm	3L	
	Ligustrum vulgare	Privet	600-800mm 0/2	OG	
	Prunus spinosa	Blackthorn	600-800mm 1+1	OG	

**THICKET (WOODLAND EDGE) MIX PLANTING**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Whips/Transplants planted in groups of 3-9 of the same species on a 1.0m grid.

Whip/Transplants

%	Species	Common Name	Size	Age	Root/Pot Size
	Cornus sanguinea	Dogwood	600-800mm 1+1	OG	
	Corylus avellana	Hazel	600-800mm 1+2	OG	
	Crataegus monogyna	Hawthorn	600-800mm 1+1	OG	
	Euonymus europaeus	Spindle	600-800mm 1+2	OG	
	Ilex aquifolium	Holly	400-600mm	3L	
	Ligustrum vulgare	Privet	600-800mm 0/2	OG	
	Prunus spinosa	Blackthorn	600-800mm 1+1	OG	
	Rosa canina	Dog Rose	600-800mm 1+1	OG	
	Sambucus nigra	Elder	600-800mm 1+1	OG	
	Viburnum opulus	Guelder Rose	600-800mm 1+2	OG	

**MIXED SPECIES NATIVE HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Common Name	Size	Age	Root/Pot
	Acer campestre	Field Maple	600-800mm 1+1	OG	
	Carpinus betulus	Hornbeam	600-800mm 1+1	OG	
	Cornus sanguinea	Dogwood	600-800mm 1+1	OG	
	Corylus avellana	Hazel	600-800mm 1+2	OG	
	Crataegus monogyna	Hawthorn	600-800mm 1+1	OG	
	Ilex aquifolium	Holly	400-600mm	3L	
	Ligustrum vulgare	Privet	600-800mm 0/2	OG	
	Prunus spinosa	Blackthorn	600-800mm 1+1	OG	
	Rosa canina	Dog Rose	600-800mm 1+1	OG	
	Viburnum opulus	Guelder Rose	600-800mm 1+2	OG	

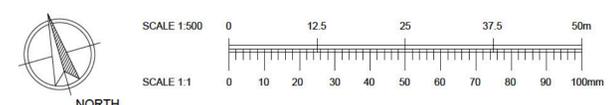
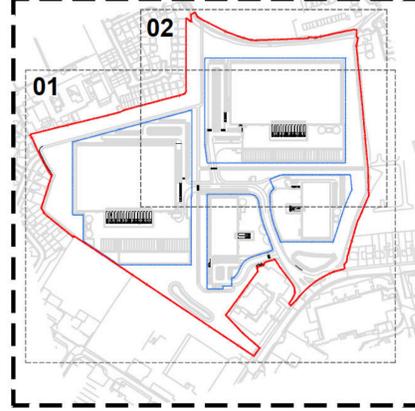
**ORNAMENTAL HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Size	Pot
100%	Carpinus betulus	1000-1250mm	1m Trough

**TALL ORNAMENTAL SHRUB PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is above 1m.

**LOW ORNAMENTAL SHRUB/HERBACEOUS PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is below 1m.

**DRAWING LOCATION PLAN - NTS**



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**NOTES:**  
Layout based on PHP Architects 'Site Layout Proposal'  
(Drawing no: WIG-PHP-00-00-DR-A-4557-001-P32)  
Levels based on BE DESIGN 'Proposed Levels Plan'  
(Drawing no: WIGAN BED ST 00 DR S 0900)  
Survey information provided by TOWER SURVEYS Associates.  
(Drawing no: TSA-22-1689\_201 Rev A)

APPLICATION BOUNDARY  
EXISTING BRIDLEWAY  
PLOT BOUNDARIES

REFER TO BCA DRAWING 2266-22-05 FOR CONTINUATION OF CONCEPT PROPOSALS

REFER TO BCA DRAWING 2266-22-05 FOR CONTINUATION OF CONCEPT PROPOSALS

REV	DESCRIPTION	BY	CHKD	DATE
P04	Tree sizes altered to suit LPA comment.	HC	MB	15-02-24
P03	Red line boundary updated + minor design tweaks	HC	MB	07-08-23
P02	Design amended following team discussions.	HC	MB	11-07-23
P01	Design amended following team discussions.	HC	MB	07-07-23

**BCA DESIGN**  
Landscape Architects

CLIENT  
**PEEL LOGISTICS MANAGEMENT LIMITED**

PROJECT  
**ASTLEY BUSINESS PARK, WIGAN**

DRAWING TITLE  
**LANDSCAPE CONCEPT PROPOSALS**

CONTRACT NUMBER:	2266/22	DATE:	03/08/22				
DRAWING STATUS:	PLANNING	CAD REFERENCE:	2266-22-05_06.dwg				
DRAWN BY:	HC	CHECKED BY:	MAB				
SCALE:	1:500	ORIGINAL SHEET:	A1				
PROJECT ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	STATUS	REV
AST	BCA	ELS	XX	DR	L	2262-22-06	S5 P04

KEY

- EXISTING HEDGEROW AND TREES TO BE RETAINED AND PROTECTED**
- EXISTING HEDGEROW AND TREES TO BE REMOVED**
- SEMI-MATURE TREE**  
(Tree pit size: 2000x2000x1000mm)  
20-25cm stem girth  
5.0-5.5m height  
3m clear stem  
Rootballed  
Species:  
Acer campestre  
Acer x fraxinosa 'Autumn Blaze'  
Carpinus betulus 'Lucas'  
Tilia cordata 'Greenspire'
- EXTRA HEAVY STANDARD TREES**  
(Tree pit size: 1500x1500x900mm)  
18-20cm stem girth  
4.5-5.0m height  
1.8-2.1m clear stem  
Rootballed  
Species:  
Acer campestre 'Streetwise'  
Betula pendula  
Carpinus betulus 'Lucas'  
Tilia cordata 'Greenspire'
- EXTRA HEAVY STANDARD TREES**  
(Tree pit size: 1000x1000x750mm)  
14-16cm girth  
4.0-4.5m height  
1.8-2.1m clear stem  
Rootballed  
Species:  
Acer pseudoplatanus  
Acer rubrum  
Alnus incana 'Aurora'  
Betula pendula 'Tortosa'  
Carpinus betulus  
Prunus avium  
Sorbus aucuparia  
Sorbus aria  
Quercus palustris
- MULTI-STEM TREES**  
(Tree pit size: 1000x1000x750mm)  
3.0-3.5m height  
3x transplanted  
Rootballed  
Species:  
Acer ginnale  
Betula nigra  
Betula albosinensis  
Cercis siliquastrum  
Cornus controversa
- CONIFEROUS TREES**  
(Tree pit size: 1000x1000x750mm)  
2.0-2.5m height  
4x transplanted  
Rootballed  
Species:  
Pinus nigra  
Pinus sylvestris
- FEATHERED TREES**  
1.75-2.0m height  
2x transplanted  
Well furnished with lateral shoots to base  
Root wrapped  
Species:  
Alnus glutinosa  
Betula pubescens  
Sorbus aucuparia
- SPECIMEN SHRUBS**  
(300mm depth of subsoil)
- WOODLAND MIX PLANTING**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Feathered trees planted in single species groups of 3-5 at 3m apart and 3m from extra heavy standard trees. Whip/Transplants to be planted in groups of 3-9 of the same species on a 1.5m grid.
- Feathered Trees - Well furnished with lateral roots to the base**

%	Species	Common Name	Size	Age	Root/Pot	OG
	Acer campestre	Field Maple	1750-2000mm	2x	Transplanted	OG
	Betula pendula	Silver Birch	1750-2000mm	2x	Transplanted	OG
	Prunus avium	Wild Cherry	1750-2000mm	2x	Transplanted	OG
	Quercus robur	Common Oak	1750-2000mm	2x	Transplanted	OG

- Whip/Transplants**

%	Species	Common Name	Size	Age	Root/Pot	OG
	Cornus sanguinea	Dogwood	600-800mm 1+1	OG		OG
	Corylus avellana	Hazel	600-800mm 1+2	OG		OG
	Crataegus monogyna	Hawthorn	600-800mm 1+1	OG		OG
	Ilex aquifolium	Holly	400-600mm 3L			OG
	Ligustrum vulgare	Privet	600-800mm 0/2			OG
	Prunus spinosa	Blackthorn	600-800mm 1+1	OG		OG

- THICKET (WOODLAND EDGE) MIX PLANTING**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Whips/Transplants planted in groups of 3-9 of the same species on a 1.0m grid.
- Whip/Transplants**

%	Species	Common Name	Size	Age	Root/Pot	OG
	Cornus sanguinea	Dogwood	600-800mm 1+1	OG		OG
	Corylus avellana	Hazel	600-800mm 1+1	OG		OG
	Crataegus monogyna	Hawthorn	600-800mm 1+1	OG		OG
	Elomyia europaeus	Spindle	600-800mm 1+1	OG		OG
	Ilex aquifolium	Holly	400-600mm 3L			OG
	Ligustrum vulgare	Privet	600-800mm 0/2			OG
	Prunus spinosa	Blackthorn	600-800mm 1+1	OG		OG
	Rosa canina	Dog Rose	600-800mm 1+1	OG		OG
	Sambucus nigra	Elder	600-800mm 1+1	OG		OG
	Viburnum opulus	Guelder Rose	600-800mm 1+2	OG		OG

- MIXED SPECIES NATIVE HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

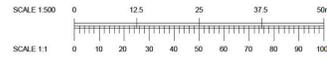
%	Species	Common Name	Size	Age	Root/Pot	OG
	Acer campestre	Field Maple	600-800mm 1+1	OG		OG
	Carpinus betulus	Hornbeam	600-800mm 1+1	OG		OG
	Cornus sanguinea	Dogwood	600-800mm 1+1	OG		OG
	Corylus avellana	Hazel	600-800mm 1+2	OG		OG
	Crataegus monogyna	Hawthorn	600-800mm 1+1	OG		OG
	Elomyia europaeus	Spindle	600-800mm 1+1	OG		OG
	Ilex aquifolium	Holly	400-600mm 3L			OG
	Ligustrum vulgare	Privet	600-800mm 0/2			OG
	Prunus spinosa	Blackthorn	600-800mm 1+1	OG		OG
	Rosa canina	Dog Rose	600-800mm 1+1	OG		OG
	Sambucus nigra	Elder	600-800mm 1+1	OG		OG
	Viburnum opulus	Guelder Rose	600-800mm 1+2	OG		OG

- ORNAMENTAL HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Size	Pot	OG
	100% Carpinus betulus	1000-1250mm	1m Trough	

- TALL ORNAMENTAL SHRUB PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is above 1m.
- LOW ORNAMENTAL SHRUB/HERBACEOUS PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is below 1m.
- GRASS SEEDED AREAS**  
(150mm depth of topsoil + minimum 150mm depth subsoil)  
To be sown with Eromogate Flowering Lawn Mixture (EL1) or similar approved. To be sown at a rate of 4g/m<sup>2</sup>
- PROPOSED TRANSLOCATED GRASSLAND**  
To be carried out in accordance with ecologists recommendations & methodologies.
- SPECIES RICH GRASSLAND AREAS**  
(Cultivated subsoil to a depth of 300mm)  
To be sown with Eromogate EM2 Seed mix or similar approved. Sown at a rate of 4g/m<sup>2</sup>
- DAMP TOLERANT GRASS AREAS**  
(Cultivated subsoil to a depth of 300mm)  
To be sown with Eromogate EMS Pond-edge mix or similar approved. Sown at a rate of 4 g/m<sup>2</sup>
- CONTOURS**  
Refer to BE DESIGN 'Proposed Levels Plan' (Drawing no: WIGAN BED ST 00 DR S 0900)
- EXISTING LANDSCAPING TO BE RETAINED AS PART OF THE PROPOSALS**  
Existing landscape to be protected and made good where required.
- GRAVEL MARGIN**  
Gravel margin to be located between service yard kerb & security fencing.
- SECTION LINES**  
Refer to BCA drawing 2266-22-07 'Landscape Cross Sections' for detail.
- SECURITY FENCING**  
Refer to PHP drawing 4557-001-P23 'Site Plan' For further detail.
- SERVICE EASEMENTS**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- RETAINING STRUCTURES**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- EXISTING BRIDLEWAY**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- DIVERTED FOOTPATHS**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- SLOPE**
- PLOT BOUNDARY**
- SITE BOUNDARY**

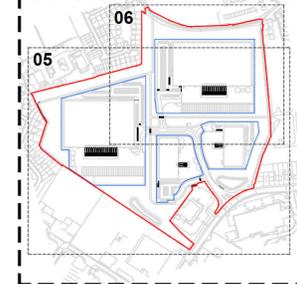
REFER TO BCA DRAWING 2266-22-06 FOR CONTINUATION OF CONCEPT PROPOSALS



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**NOTES:**  
Layout based on PHP Architects 'Site Layout Proposal'  
(Drawing no: WIG-PHP-00-00-DR-A-4557-001-P32)  
Levels based on BE DESIGN 'Proposed Levels Plan'  
(Drawing no: WIGAN BED ST 00 DR S 0900)  
Survey information provided by TOWER SURVEYS Associates.  
(Drawing no: TSA-22-1689\_201 Rev A)

DRAWING LOCATION PLAN - NTS



REV	DESCRIPTION	BY	CHKD	DATE
P04	Tree sizes altered to suit LPA comment	HC	MB	15.09.24
P03	Red line boundary updated + minor design tweaks	HC	MB	01.09.23
P02	Design amended following team discussions	HC	MB	11.03.23
P01	Design amended following team discussions	HC	MB	07.07.22



<b>CLIENT</b>		PEEL LOGISTICS MANAGEMENT LIMITED	
<b>PROJECT</b>		ASTLEY BUSINESS PARK, WIGAN	
<b>DRAWING TITLE</b>		LANDSCAPE CONCEPT PROPOSALS (Sheet 1 of 2)	
<b>CONTRACT NUMBER:</b>	226622	<b>DATE:</b>	03/08/23
<b>DRAWING STATUS:</b>	PLANNING	<b>CAD REFERENCE:</b>	2266-22-05_06.dwg
<b>DRAWN BY:</b>	HC	<b>CHECKED BY:</b>	MB
<b>SCALE:</b>	1:500	<b>ORIGINAL SHEET:</b>	A1
<b>PROJECT ORIGINATOR VOLUME:</b>	WIG	<b>LEVEL:</b>	ELS
<b>TYPE:</b>	XX	<b>DR:</b>	DR
<b>NUMBER:</b>	2262-22-05	<b>S5:</b>	S5
<b>REV:</b>	P04		

Bary Chim Associates Ltd, Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2S2. Tel: +44 (0)1928 614031. Email: gcn@bca-landscape.com. Website: www.bca-landscape.com

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 14 May 2025 17:40  
**To:** [REDACTED] david.proctor@wigan.gov.uk  
**Cc:** [REDACTED]  
**Subject:** RE: Complaint on behalf of constituent, [REDACTED]

Thanks [REDACTED]  
We have reported the issue under MEM 39761  
Please keep us updated

---

**From:** [REDACTED]  
**Sent:** 14 May 2025 10:56  
**To:** Member Enquiries ; david.proctor@wigan.gov.uk  
**Cc:** [REDACTED]  
**Subject:** Complaint on behalf of constituent, [REDACTED]

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Dear Members' Enquiries Team and David (copied to local councillors for information)

**RE: Astley Business Park development**

Michael Wheeler MP has been contacted by his constituent, [REDACTED]  
[REDACTED] which is adjacent to the Astley Business Park development.

[REDACTED] says that:

*"I would like to draw your attention to a serious problem regarding clouds of thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of Applewood Farm.*

*"This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.*

*[REDACTED] along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.*

*"I jet washed my garden and conservatory on Saturday to arrive home from work yesterday to find my house and garden covered in this thick brown dust I was so furious I went straight round to see the site manager and ask what they were doing to address the problem to be told they have one water bowser that is trying to damp down which is totally inadequate."*

It is very concerning that [REDACTED] says that residents in the area cannot open their windows or doors due to the dust from the site, particularly as we are experiencing such warm weather at the

moment. It is also worrying that this is having a negative impact on [REDACTED] health, [REDACTED]  
[REDACTED]

It is clear that one water bowser to dampen the dust is inadequate.

Please can you confirm:

1. What conditions are in the planning application to minimise the environmental impact on the neighbouring area, including provisions to minimise dust
2. What action you will take to address this situation with the developer as a matter of urgency

Please can I ask for a response as soon as possible.

Kind regards

[REDACTED]

[REDACTED]

**Executive Office Manager for Michael Wheeler MP**  
Labour Member of Parliament for Worsley and Eccles

**Constituency Office:** Suite 10, Moorfield House, 2a Moorside Road, Worsley, M27 0EW  
[REDACTED]



[REDACTED]

---

**From:** [REDACTED]  
[REDACTED] 14 May 2025 17:40  
**To:** [REDACTED] david.proctor@wigan.gov.uk  
**Cc:** [REDACTED]  
**Subject:** RE: Complaint on behalf of constituent, [REDACTED]

[REDACTED]  
We have reported the issue under MEM 39761  
Please keep us updated

---

**From:** [REDACTED]  
**Sent:** 14 May 2025 10:56  
**To:** Member Enquiries ; david.proctor@wigan.gov.uk  
**Cc:** [REDACTED]  
**Subject:** Complaint on behalf of constituent, [REDACTED]

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Dear Members' Enquiries Team and David (copied to local councillors for information)

**RE: Astley Business Park development**

Michael Wheeler MP has been contacted by his constituent, [REDACTED]  
[REDACTED] which is adjacent to the Astley Business Park development.

[REDACTED] says that:

*"I would like to draw your attention to a serious problem regarding clouds of thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of Applewood Farm.*

*"This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.*

*[REDACTED] along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.*

*"I jet washed my garden and conservatory on Saturday to arrive home from work yesterday to find my house and garden covered in this thick brown dust I was so furious I went straight round to see the site manager and ask what they were doing to address the problem to be told they have one water bowser that is trying to damp down which is totally inadequate."*

It is very concerning that [REDACTED] says that residents in the area cannot open their windows or doors due to the dust from the site, particularly as we are experiencing such warm weather at the

moment. It is also worrying that this is having a negative impact on [REDACTED] health, [REDACTED]  
[REDACTED]

It is clear that one water bowser to dampen the dust is inadequate.

Please can you confirm:

1. What conditions are in the planning application to minimise the environmental impact on the neighbouring area, including provisions to minimise dust
2. What action you will take to address this situation with the developer as a matter of urgency

Please can I ask for a response as soon as possible.

Kind regards

[REDACTED]

[REDACTED]

**Executive Office Manager for Michael Wheeler MP**  
Labour Member of Parliament for Worsley and Eccles

**Constituency Office:** Suite 10, Moorfield House, 2a Moorside Road, Worsley, M27 0EW  
[REDACTED]



[REDACTED]

---

**From:**

[REDACTED]  
14 May 2025 17:38

**To:**

Member Enquiries

**Subject:**

FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm refv39761

Please add the email below to ref 39761

---

**From:** [REDACTED]

**Sent:** 14 May 2025 09:42

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

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Good Morning

I would like to draw your attention to a serious problem regarding clouds of thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of Applewood farm. This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.

[REDACTED] along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.

I jet washed my garden and conservatory on Saturday to arrive home from work yesterday to find my house and garden covered in this thick brown dust i was so furious i went straight round to see the site manager and ask what they were doing to address the problem to be told they have one water bowser that is trying to damp down which is totally inadequate and told him i will get onto our local MP and councillors.

There is now a big uproar on the Absolute Astley page as every one is being made to suffer we didnt ask for this and it should not be impacting our daily lives as we have become prisoners in our own homes.

I look forward to a quick response regarding finding a solution to this ongoing issue.



**From:** Regulatory Services  
**Sent:** 14 May 2025 07:44  
**To:** Enviro Education & Enforcement; Planning  
**Subject:** FW: General Enquiry

Hello

Please see the formpost below regarding dust from building site.

Many Thanks

**Regulatory Services Business Team**

Regulatory Services  
Environment  
Wigan Council  
PO Box 100  
Wigan  
WN1 3DS  
Email: [regulation@wigan.gov.uk](mailto:regulation@wigan.gov.uk)

---

**From:** formpost@wigan.gov.uk  
**Sent:** 13 May 2025 19:46  
**To:** EH Comm  
**Subject:** General Enquiry

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**Contensis Email Notification**

**Project - Website**

<http://wigancms.wigan.gov.uk/>

**A new form post has been received.**

**Posted on:** 13/05/2025 19:45:37

**Posted from:** <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>

**Form Post**

**First name:** [REDACTED]  
**Last name:** [REDACTED]  
**Address:** [REDACTED]  
**Postcode:** [REDACTED]  
**Contact telephone number:** [REDACTED]  
[REDACTED] [REDACTED]

The large building sites behind my house for the last 2/3 weeks now has been kicking up 30/40 foot dust waves due to the excavator and trucks passing, along with my neighbours our houses inside and out are being covered with thick dust and [REDACTED] myself it really cannot be healthy. When raised with the building company in no other words were told to just deal with it. After speaking with neighbours we are all feeling the same that something needs to be done but are all in agreement that the current Wigan council would rather line their pockets from the developers listen to what the people actually need/want.

**Enquiry / Comments:**

#### Properties

##### Form

**Reference:** FRM2159509  
**Posted by:** Public User  
**IP Address:** [REDACTED]  
**Posted on:** 13/05/2025 19:45:37  
**Posted from:** <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>  
**Marked as Read:** No ([Mark this post as read](#))  
[/SiteElements/Forms/Food-Hygiene-Rating-Scheme/General-enquiries.frm](#)  
**Form template:** enquiries.frm

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>>Corporate Logo<<

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 14 May 2025 17:38  
**To:** Member Enquiries  
**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm refv39761

Please add the email below to ref 39761

---

**From:** [REDACTED]  
**Sent:** 14 May 2025 09:42  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

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**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good Morning

I would like to draw your attention to a serious problem regarding clouds of thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of Applewood farm. This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.

[REDACTED] along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.

I jet washed my garden and conservatory on Saturday to arrive home from work yesterday to find my house and garden covered in this thick brown dust i was so furious i went straight round to see the site manager and ask what they were doing to address the problem to be told they have one water bowser that is trying to damp down which is totally inadequate and told him i will get onto our local MP and councillors.

There is now a big uproar on the Absolute Astley page as every one is being made to suffer we didnt ask for this and it should not be impacting our daily lives as we have become prisoners in our own homes.

I look forward to a quick response regarding finding a solution to this ongoing issue.



**From:** [Redacted]  
**Sent:** 15 May 2025 16:03  
**To:** [Redacted]  
**Subject:** Astley Business Park  
**Attachments:** Tanro - Astley - Dust Management Plan 15-05-25.pdf; Dust, Noise, Fence & Complaints.pdf; construction-dust-2014.pdf

You don't often get email from [Redacted] [learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good afternoon [Redacted]

Thankyou for your time today. Please find attached the dust management plan that we showed you on site today, let me know if there is any further information you require.

My phone number is below, please get in touch of there is anything else I can assist with.

Kind Regards

[Redacted]  
Project Manager



Delivery Focused Main Contracting



W: [www.tanro.co.uk](http://www.tanro.co.uk)



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# Guidance on the assessment of dust from demolition and construction

Version 1.1



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# Acknowledgements

**Acknowledgements:** This guidance was produced as a result of the voluntary contribution of the members of a Working Group, for which IAQM is very grateful. This guidance represents the views of the IAQM and not necessarily the individual members of the working group.

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## About the Institute of Air Quality Management (IAQM):

The IAQM aims to be the authoritative voice for air quality by maintaining, enhancing and promoting the highest standards of working practices in the field and for the professional development of those who undertake this work. Membership of IAQM is mainly drawn from practicing air quality professionals working within the fields of air quality science, air quality assessment and air quality management.

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This document is available for download from the IAQM website ([iaqm.co.uk](http://iaqm.co.uk)) together with examples of the use of the guidance.

## Document Revisions

**v1.1** 01/06/16 - Alterations to Table 3.

# 1. Introduction

Emissions of dust to air can occur during the preparation of the land (e.g. demolition, land clearing, and earth moving), and during construction. Emissions can vary substantially from day to day, depending on the level of activity, the specific operations being undertaken, and the weather conditions. A large proportion of the emissions result from site plant and road vehicles moving over temporary roads and open ground. If mud is allowed to get onto local roads, dust emissions can occur at some distance from the originating site. The scale of these impacts depends on the dust suppression and other mitigation measures applied.

In terms of effects, construction sites can give rise to annoyance due to the soiling of surfaces by dust. Very high levels of soiling can also damage plants and affect the diversity of ecosystems. Additionally, there is evidence of major construction sites increasing long term particulate matter (PM<sub>10</sub>) concentrations<sup>1</sup> and the number of days<sup>2</sup> when PM<sub>10</sub> concentrations exceed 50µg/m<sup>3</sup>, the daily limit value for this pollutant. Exposure to PM<sub>10</sub> has long been associated with a range of health effects<sup>3</sup>.

Local planning authorities often require the air quality impacts of new developments to be assessed as part of the decision making process<sup>4</sup>, either as a standalone document or as part of a wider Environmental Impact Assessment (EIA). The latter requires both the construction and operational phases of developments to be considered, and as a result many stand-alone air quality assessments also consider the impacts of both phases of new developments. In London the Mayor has recently introduced a requirement for construction impact assessments for major developments<sup>5</sup>.

This document is designed to provide guidance for developers, their consultants and environmental health practitioners on how to undertake a construction impact assessment (including demolition and earthworks as appropriate). The construction impact assessment may be a standalone document (possibly including other environmental impacts such as noise) or incorporated into an Air Quality Assessment or EIA.

The impacts depend on the mitigation measures adopted. Therefore the emphasis in this document is on classifying the risk of dust impacts from a site, which will then allow mitigation measures commensurate with that risk to be identified.

In Environmental Statements (ESs) and Air Quality Assessments the terms 'impacts' and 'effects' are often used interchangeably. In this document the term 'impact' has been used to describe a change in concentration or dust deposition and 'effect' to describe the consequences of any impacts.

The operational phases of minerals (and some waste) sites share some common features with construction activities; however, minerals sites can be of a significantly larger scale. A qualitative dust assessment for a minerals site would therefore normally be expected to be at least as rigorous as one carried out in accordance with the IAQM construction dust method, reflecting the potential for minerals sites to have a greater impact than construction sites. The underlying Source-Pathway-Receptor concept used in the IAQM construction dust method is applicable to a wide range of applications, including minerals developments; however, the detailed guidance in this document (particularly on source strength and pathway distances) is specifically for construction and demolition and cannot be used, without appropriate modification, for other activities. Notwithstanding this, and in the current absence of other detailed guidance, the IAQM construction dust method can be taken as a starting point for a minerals dust assessment provided it is used with appropriate modifications to the various terms and factors; some aspects of this guidance, such as the assessment of dust from earthworks and track-out, may be applicable with only minor adjustments. It is the intention of the IAQM to produce separate guidance on the assessment of the impact of mineral and waste sites at a future date.

This guidance is aimed primarily for use in the UK, where the vast majority of IAQM members work. However, it is recognised that the membership of IAQM is international and that the guidance may be applied elsewhere. Where this occurs careful consideration should be given to its applicability where there are different climates, construction working practices and statutory assessment criteria.

As stated above, the emphasis has been on classifying demolition and construction sites according to the risk of impacts, to identify mitigation measures appropriate to the risk. It is anticipated that with the implementation of effective site-specific mitigation measures the environmental effect will not be significant in most

cases. Nonetheless a robust assessment of the dust impact risk is necessary (and is described here) in order to determine the level of site-specific mitigation that should be applied.

This guidance represents an update of the 2012 IAQM publication<sup>6</sup>. The guidance will continue to be updated as knowledge regarding its use expands and as a result of legislative or other requirements. The user should therefore check the IAQM website ([www.iaqm.co.uk](http://www.iaqm.co.uk)) to ensure that the latest guidance is being followed.

<sup>1</sup>Stuart Upton and Vina Kukadia, 2004, Measurements of air pollution emissions from a construction site: a case study, Report for Greater London Authority, BRE Environment, Watford.

Air Quality Expert Group (AQEG), 2005, Particulate Matter in the UK, Section 6.3.6 Construction Activities.

<sup>2</sup>Gary D Fuller and David Green, 2004, The impact of local fugitive PM<sub>10</sub> emissions from building works and road works on the assessment of the European Union limit value, Atmospheric Environment, 38, 4993-5002. <sup>3</sup>There is evidence that short-term exposure to coarse particles i.e. those between PM<sub>10</sub> and PM<sub>2.5</sub>, typically associated with demolition and construction activities, including crustal material, are associated with adverse respiratory and cardiovascular effects on health (World Health Organization, REVIHAAP Project: Technical Report, 2013, [www.euro.who.int/en/what-we-do/health-topics/environment-and-health/air-quality/publications/2013/review-of-evidence-on-health-aspects-of-air-pollution-revihaap-project-final-technical-report](http://www.euro.who.int/en/what-we-do/health-topics/environment-and-health/air-quality/publications/2013/review-of-evidence-on-health-aspects-of-air-pollution-revihaap-project-final-technical-report)). <sup>4</sup>For example, the National Planning Practice Guidance for England (Beta Version) includes air quality as a relevant considered in planning decisions and specifically includes “significant impact (such as dust) during construction for nearby sensitive locations”.

<sup>5</sup>Mayor of London, 2013, Sustainable Design and Construction Special Planning Guidance, Draft.

<sup>6</sup>IAQM, 2012, Guidance on the assessment of the impacts of construction on air quality and the determination of their significance.

▼ Photo credit: Daniel Marsh



## 2. Terminology

The construction impact assessments reviewed by IAQM identified the use of a range of different terminology, often with different meanings. This section aims to provide some definitions to help ensure consistency between the dust impact assessments produced by different organisations.

<b>Annoyance (dust)</b>	Loss of amenity due to dust deposition or visible dust plumes, often related to people making complaints, but not necessarily sufficient to be a legal nuisance.
<b>AQMA</b>	Air Quality Management Area, declared by a local authority where its review and assessment of air quality shows that an air quality objective is likely to be exceeded.
<b>Construction</b>	Any activity involved with the provision of a new structure (or structures), its modification or re-furbishment. A structure will include a residential dwelling, office building, retail outlet, road, etc.
<b>Construction Impact Assessment</b>	An assessment of the impacts of demolition, earthworks, construction and trackout. In this Guidance, specifically the air quality impacts.
<b>Demolition</b>	Any activity involved with the removal of an existing structure (or structures). This may also be referred to as de-construction, specifically when a building is to be removed a small part at a time.
<b>Deposited Dust</b>	Dust that is no longer in the air and which has settled onto a surface. Deposited dust is also sometimes called amenity dust or nuisance dust, with the term nuisance applied in the general sense rather than the specific legal definition.
<b>DMP</b>	Dust Management Plan; a document that describes the site-specific methods to be used to control dust emissions.
<b>Dust</b>	Solid particles that are suspended in air, or have settled out onto a surface after having been suspended in air. The terms dust and particulate matter (PM) are often used interchangeably, although in some contexts one term tends to be used in preference to the other. In this guidance the term 'dust' has been used to include the particles that give rise to soiling, and to human health and ecological effects. Note: this is different to the definition given in BS 6069, where dust refers to particles up to 75µm in diameter.
<b>Earthworks</b>	Covers the processes of soil-stripping, ground-levelling, excavation and landscaping.
<b>Effects</b>	The consequences of the changes in airborne concentrations and/or dust deposition for a receptor. These might manifest as annoyance due to soiling, increased morbidity or mortality due to exposure to PM <sub>10</sub> or PM <sub>2.5</sub> or plant dieback due to reduced photosynthesis. The term 'significant effect' has a specific meaning in EIA regulations. The opposite is an insignificant effect. In the context of construction impacts any effect will usually be adverse, however, professional judgement is required to determine whether this adverse effect is significant based on the evidence presented. There is further discussion of this in <b>Section 10</b> of this document.
<b>EIA</b>	Environmental Impact Assessment, as required by The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011; The Town and Country Planning (Environmental Impact Assessment (Scotland) Regulations 2011; and The Planning (Environmental Impact Assessment) Regulations (Northern Ireland) as may be amended from time to time having regard to the Environmental Impact Assessment Directive (85/337/EEC) (as amended).
<b>ES</b>	Environmental Statement, the document that reports the work undertaken for EIA.
<b>HDV</b>	Heavy duty vehicles defined as vehicles with a gross weight greater than 3.5 tonnes.
<b>Impacts</b>	The changes in airborne concentrations and/or dust deposition. A scheme can have an 'impact' on airborne dust without having any 'effects', for instance if there are no receptors to experience the impact.
<b>NRMM</b>	Non-road mobile machinery, in this context the plant used for demolition and construction activities, e.g. diggers. ►

<b>Nuisance</b>	<p>The term nuisance dust is often used in a general sense when describing amenity dust. However, this term also has specific meanings in environmental law:</p> <p>(a) Statutory nuisance, as defined in S79(1) of the Environmental Protection Act 1990 (as amended from time to time).</p> <p>(b) Private nuisance, arising from substantial interference with a person's enjoyment and use of his land.</p> <p>(c) Public nuisance, arising from an act or omission that obstructs, damages or inconveniences the rights of the community.</p> <p>Each of these applying in so far as the nuisance relates to the unacceptable effects of emissions. It is recognised that a significant loss of amenity may occur at lower levels of emission than would constitute a statutory nuisance.</p> <p>Note: as nuisance has a specific meaning in environmental law, and to avoid confusion, it is recommended that the term is not used in a more general sense</p>
<b>PM</b>	<p>Abbreviation for particulate matter suspended in the air. PM<sub>10</sub> is airborne particulate matter with an aerodynamic diameter less than 10 microns (µm); PM<sub>2.5</sub> is less than 2.5µm.</p>
<b>Receptor</b>	<p>A location that may be affected by dust emissions during demolition and construction. Human receptors include locations where people spend time and where property may be impacted by dust. Ecological receptors are habitats that might be sensitive to dust. See <b>Section 4.2</b>.</p>
<b>Risk</b>	<p>The likelihood of an adverse event occurring.</p>
<b>Trackout</b>	<p>The transport of dust and dirt from the construction/demolition site onto the public road network, where it may be deposited and then re-suspended by vehicles using the network. This arises when heavy duty vehicles (HDVs) leave the construction/demolition site with dusty materials, which may then spill onto the road, and/or when HDVs transfer dust and dirt onto the road having travelled over muddy ground on site.</p>

# 3. Background

At the end of 2009 IAQM produced its *Position on the Description of Air Quality Impacts and the Assessment of their Significance*. This provides guidance for defining the significance of an air quality impact arising from the operation of a new development, based on the magnitude of change (i.e. the increase or decrease in predicted concentrations as a result of a proposed development) and the sensitivity of the receptors (i.e. the air quality in the area with respect to the air quality objectives). This guidance was incorporated into *Development Control: Planning for Air Quality (2010 Update)*, published by Environmental Protection UK (EPUK), and has been widely used by air quality professionals across the country. A review of this guidance was initiated in 2013, jointly with EPUK.

Environmental Impact Assessment (EIA) requires the consideration of any impacts associated with the demolition/construction phases of a proposed development. Assessment of impacts associated with construction and demolition is also frequently required for planning purposes outside of the formal EIA process.

The Building Research Establishment (BRE) undertook research, in association with the construction industry, to investigate the efficacy of dust mitigation measures, which resulted in BRE guidance being published in 2003<sup>7</sup>.

In 2006 the Greater London Authority (GLA) with the London Councils produced *The Control of Dust and Emissions from Construction and Demolition: Best Practice Guidance*, with the assistance of BRE and others. The Mayor of London committed to updating this guidance in his 2010 Air Quality Strategy, and a revised version is due to be published in 2014.

In the development of this IAQM guidance there has been much debate over the evidence for the numbers used to define the risk categories. Given the state of knowledge these can only be indicative at the current time. In particular, the evidence on the distance over which impacts may occur is limited. Extensive monitoring of PM<sub>10</sub> around construction sites has occurred since the GLA Best Practice Guidance was first published. However, there has been little or no attempt to pull this information together. It is often collected on a site by site basis, by developers who have no direct interest in extending the knowledge base by publishing the findings.

The original guidance, published in January 2012, has been updated to reflect experience of its use. It is anticipated that further updates will be required in the future as the evidence base develops.

---

<sup>7</sup> Vina Kukadia, Stuart Upton, David Hall, 2003, Control of Dust from Construction and Demolition Activities, BRE.



▲ Photo credit: Roger Barrowcliffe

# 4. Potential Impacts

## 4.1 Introduction

The main air quality impacts that may arise during demolition and construction activities are:

1. dust deposition, resulting in the soiling of surfaces;
2. visible dust plumes, which are evidence of dust emissions;
3. elevated PM<sub>10</sub> concentrations, as a result of dust generating activities on site; and
4. an increase in concentrations of airborne particles and nitrogen dioxide due to exhaust emissions from diesel powered vehicles and equipment used on site (non-road mobile machinery) and vehicles accessing the site<sup>8</sup>.

The most common impacts are dust soiling and increased ambient PM<sub>10</sub> concentrations due to dust arising from activities on the site. Dust soiling will arise from the deposition of dust in all size fractions. The ambient dust relevant to health outcomes will be that measured as PM<sub>10</sub>, although most of this will be in the coarse (PM<sub>2.5-10</sub>) fraction, rather than the PM<sub>2.5</sub> fraction. Research undertaken in the USA<sup>9</sup> suggests that 85% to 90% by weight of the fugitive dust emissions of PM<sub>10</sub> from construction sites are PM<sub>2.5-10</sub> and 10% to 15% are in the PM<sub>2.5</sub> fraction.

There are other potential impacts, such as the release of heavy metals, asbestos fibres or other pollutants during the demolition of certain buildings, such as former chemical works, or the removal of contaminated soils. The release of certain fungal spores during the demolition of old buildings can also give rise to specific concerns if immune-compromised people are likely to be exposed, for example close to an oncology unit of a hospital. These issues need to be considered on a site by site basis, and are not covered by this Guidance.

Experience of assessing the exhaust emissions from on-site plant (also known as non-road mobile machinery or NRMM) and site traffic suggests that they are unlikely to make a significant impact on local air quality, and in the vast majority of cases they will not need to be quantitatively assessed. For site plant and on-site traffic, consideration should be given to the number of plant/vehicles and their operating hours and locations to assess whether a significant effect is likely to occur. For site traffic on the public highway, if it cannot be scoped out (for example by using the EPUK's criteria), then it should be assessed using the same methodology and significance criteria as operational traffic impacts. The impacts of exhaust emissions from on-site plant and site traffic are not considered further in this Guidance.

## 4.2 Receptors

A 'human receptor', refers to any location where a person or

property may experience the adverse effects of airborne dust or dust soiling<sup>10</sup>, or exposure to PM<sub>10</sub> over a time period relevant to the air quality objectives, as defined in the Government's technical guidance for Local Air Quality Management<sup>11</sup>. In terms of annoyance effects, this will most commonly relate to dwellings, but may also refer to other premises such as buildings housing cultural heritage collections (e.g. museums and galleries), vehicle showrooms, food manufacturers, electronics manufacturers, amenity areas and horticultural operations (e.g. salad or soft-fruit production). Care should be taken to ensure that the assessment takes into account whether exposure will arise in practice (e.g. computer chip manufacture is sensitive to dust and so premises are likely to have extensive dust filtering equipment and exposure may therefore not be increased).

An 'ecological receptor' refers to any sensitive habitat affected by dust soiling. This includes the direct impacts on vegetation<sup>12</sup> or aquatic ecosystems of dust deposition, and the indirect impacts on fauna (e.g. on foraging habitats). For locations with a statutory designation, e.g. Special Areas of Conservation (SACs) and Sites of Special Scientific Interest (SSSIs), consideration should be given as to whether the particular site is sensitive to dust and this will depend on why it has been designated. Some non-statutory sites (i.e. local wildlife sites) and/or locations with very specific sensitivities may also be considered if appropriate. The inclusion or exclusion of sites should be justified in the assessment.

Dust from demolition and construction sites deposited on vegetation may create ecological stress within the local plant community. During long dry periods dust can coat plant foliage adversely affecting photosynthesis and other biological functions. Rainfall removes the deposited dust from foliage and can rapidly leach chemicals into the soil. Plant communities near short-term works are likely to recover within a year of the dust soiling stress ceasing. However, large scale construction sites may give rise to dust deposition over an extended period of time and adversely affect vascular plants. For example cement dust deposited on leaves can increase the surface alkalinity, which in turn can hydrolyse lipid and wax components, penetrate the cuticle, and denature proteins, finally causing the leaf to wilt<sup>13</sup>.

Limestone dust coating of lichen has been shown to damage its photosynthetic apparatus<sup>14</sup>. These types of damage over a long period have the potential to change plant community structure and function. Noticeable effects include the increase in ruderal and pioneer plant communities.

The sensitivity of specific human and ecological receptors is discussed in **Section 7.3**.

### 4.3 Risk of Dust Emissions

The risk of dust emissions from a demolition/construction site causing loss of amenity and/or health or ecological impacts is related to:

- the activities being undertaken (demolition, number of vehicles and plant etc.);
- the duration of these activities;
- the size of the site;
- the meteorological conditions (wind speed, direction and rainfall);
- the proximity of receptors to the activities;
- the adequacy of the mitigation measures applied to reduce or eliminate dust; and
- the sensitivity of the receptors to dust.

The quantity of dust emitted from construction operations will be related to the area of land being worked, and the level of construction activity (nature, magnitude and duration). Emissions from construction vehicles passing over unpaved ground can be particularly important. These will be related to the silt content of the soil (defined by the US Environmental Protection Agency as particles smaller than 75 micrometres [ $\mu\text{m}$ ] in diameter), as well as the speed and weight of the vehicle, the soil moisture content, the distance covered and the frequency of vehicle movements.

The wind direction, wind speed and rainfall, at the time when a construction activity is taking place, will also influence whether there is likely to be a dust impact. Due to the variability of the weather, it is impossible to predict what the weather conditions will be when specific construction activities are being undertaken.

Local wind speed and direction influences the dispersion of dust. This will depend on the frequency that the receptor is downwind and the distance of the receptors from the construction activities. Higher wind speeds will result in the highest potential for release of dust from a site. Buildings, structures and trees can also influence dispersion.

Adverse impacts can occur in any direction from a site. They are, however, more likely to occur downwind of the prevailing wind direction and/or close to the site. It should be noted that the 'prevailing' wind direction is usually the most frequent direction over a long period such as a year; whereas construction activity may occur over a period of weeks or months during which the most frequent wind direction might be quite different. The most frequent wind direction may also not be the direction from which the wind speeds are highest. The use of the prevailing wind direction in the assessment of risk is most useful, therefore, for construction projects of long duration.

Dust impacts are more likely to occur during drier periods, as rainfall acts as a natural dust suppressant.

Impacts during the summer and winter months are generally different, and if it can be guaranteed that the construction will

take place during a particular season (with this enforced through a planning condition, for example), consideration could be given to using seasonal wind and rainfall data. This type of guarantee is not usual because the start of construction depends on many factors.

Local conditions also need to be accounted for. Topography and natural barriers (e.g. woodland) will reduce airborne concentrations due to impaction. In addition, if the locality has a history of dust generating activities, such as quarrying, a given level of additional dust may be more acceptable, i.e. more readily tolerated, than in a suburban residential area. Alternatively, impacts may be less acceptable, where nearby residents have become sensitised to dust, have a history of complaining and may therefore be more likely to complain about a new dust source. Similarly, in rural areas agricultural activities may generate dust and this should be taken into account in the assessment of risk.

For  $\text{PM}_{10}$ , Defra's background concentrations and/or any local monitoring and modelling data can be used to determine whether the 24-hour mean objective is likely to be exceeded as a result of the construction activities. The risk of  $\text{PM}_{10}$  exceedences will be greatest at receptors very close to the site boundary, especially if combined with  $\text{PM}_{10}$  from a major road, or other source.

<sup>8</sup> In the UK the maximum permitted sulphur content of fuels used in road and off-road applications is 10 ppm, and therefore sulphur dioxide is no longer a significant pollutant from these sources.

<sup>9</sup> Background Document for Revisions to Fine Fraction Ratios Used for AP-42 Fugitive Dust Emission Factors Prepared by Midwest Research Institute (Chatten Cowherd, MRI Project Leader), For Western Governors' Association Western Regional Air Partnership (WRAP), MRI Project No. 110397, Finalized November 1, 2006.

<sup>10</sup> Occupational settings are relevant in terms of annoyance effects.

<sup>11</sup> Local Air Quality Management Technical Guidance LAQM. TG(09), Defra, February 2009.

<sup>12</sup> A Farmer, 1993, The Effects of Dust on Vegetation - A Review, Environmental Pollution 79, 63-75.

<sup>13</sup> Guderian R. 1986. Terrestrial ecosystems: particulate deposition. In: Air Pollutants and Their Effects on the Terrestrial Ecosystem (Legge AH, Krupa SV, eds). Advances in Environmental Science and Technology, Vol. 18. 339-363, Wiley, New York, USA.

<sup>14</sup> Arianoutsou M, Lanaras T, Zaharopoulou A. 1993. Influence of dust from a limestone quarry on chlorophyll degradation of the lichen *Physcia adscendens* (Fr.) Oliv. Bulletin of Environmental Contaminants and Toxicology, 50: 852-855.

# 5. Assessment Procedure

This guidance provides a framework for the assessment of risk. Every site is different and therefore this guidance cannot be too prescriptive and professional judgement is required (see **Section 11**). Any judgements must be fully auditable in the dust assessment report, with the source(s) defined and choice of dust risk category justified for each activity (see below). Where justification cannot be given, a precautionary approach must be taken and the highest level of mitigation recommended.

Activities on construction sites have been divided into four types to reflect their different potential impacts. These are:

- demolition;
- earthworks;
- construction; and
- trackout.

The potential for dust emissions is assessed for each activity that is likely to take place. Obviously, if an activity is not taking place, e.g. demolition, then it does not need to be assessed.

The assessment methodology considers three separate dust impacts:

- annoyance due to dust soiling;
- the risk of health effects due to an increase in exposure to PM<sub>10</sub>; and
- harm to ecological receptors

with account being taken of the sensitivity of the area that may experience these effects.

The assessment is used to define appropriate mitigation measures<sup>15</sup> to ensure that there will be no significant effect.

The assessment steps are summarised below and in **Figure 1**.

**STEP 1** is to screen the requirement for a more detailed assessment.

No further assessment is required if there are no receptors within a certain distance of the works.

**STEP 2** is to assess the risk of dust impacts. This is done separately for each of the four activities (demolition; earthworks; construction; and trackout) and takes account of:

- the scale and nature of the works, which determines the potential dust emission magnitude (**STEP 2A**); and
- the sensitivity of the area (**STEP 2B**).

These factors are combined in **STEP 2C** to give the risk of dust impacts.

Risks are described in terms of there being a low, medium or high risk of dust impacts for each of the four separate potential activities. Where there are low, medium or high risks of an impact, then site-specific mitigation will be required, proportionate to the level of risk.

Based on the threshold criteria and professional judgement one or more of the groups of activities may be assigned a 'negligible' risk. Such cases could arise, for example, because the scale is very small and there are no receptors near to the activity.

**STEP 3** is to determine the site-specific mitigation for each of the four potential activities in **STEP 2**. This will be based on the risk of dust impacts identified in **STEP 2**. Where a local authority has issued guidance on measures to be adopted at demolition / construction sites, these should also be taken into account.

**STEP 4** is to examine the residual effects and to determine whether or not these are significant.

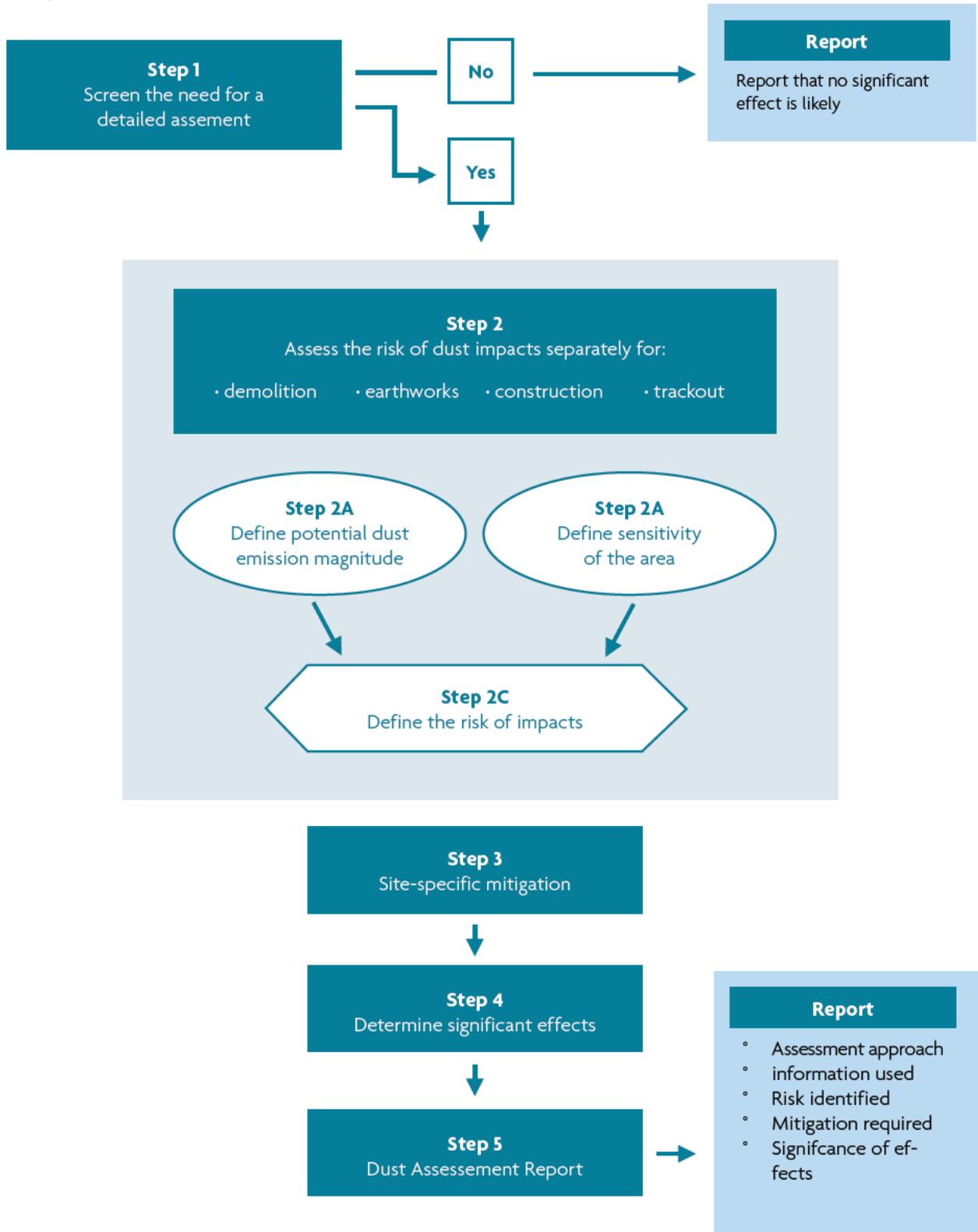
**STEP 5** is to prepare the dust assessment report.



▲ Photo credit: Hannah Dalton

<sup>15</sup> There is little legislation that explicitly seeks to control dust emissions from construction sites. Certain equipment/processes on construction sites are controlled under The Environmental Permitting (England and Wales) Regulations 2010, and equivalent legislation in Scotland and Northern Ireland. Dust is controlled indirectly, through the duty of care provisions for waste under Part II, Environmental Protection Act 1990 (EPA) (applicable to England, Wales and Scotland) with respect to the transport of waste materials. Part III of the EPA includes provisions for Statutory Nuisance (see **Section 2** on Terminology). Exhaust emission from road vehicles and non-road mobile machinery (NRMM) are controlled through European Directives.

Figure 1: Steps to Perform a Dust Assessment



## 6. STEP 1: Screen the Need for a Detailed Assessment

### Box 1: Screening Criteria

An assessment will normally be required where there is:

- a 'human receptor' within:
  - 350 m of the boundary of the site; or
  - 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s).
- an 'ecological receptor' within:
  - 50 m of the boundary of the site; or
  - 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s).

This step is deliberately chosen to be conservative, and will require assessments for most schemes. The distances cited here, and in subsequent sections, take account of the exponential decline in both airborne concentrations and the rate of deposition with distance, as well as practical experience of members of the Working Group.

Where the need for a more detailed assessment is screened out, it can be concluded that the level of risk is "negligible", and any effects will be not be significant.

▼ Photo credit: Roger Barrowcliffe



## 7. STEP 2: Assess the Risk of Dust Impacts

### 7.1 Introduction

The risk of dust arising in sufficient quantities to cause annoyance and/or health and/or ecological impacts should be determined using four risk categories: negligible, low, medium and high risk. A site is allocated to a risk category based on two factors:

- the scale and nature of the works, which determines the potential dust emission magnitude as small, medium or large (**STEP 2A**); and
- the sensitivity of the area to dust impacts (**STEP 2B**), which is defined as low, medium or high sensitivity .

These two factors are combined in **STEP 2C** to determine the risk of dust impacts with no mitigation applied. The risk category assigned to the site can be different for each of the four potential activities (demolition, earthworks, construction and trackout). More than one of these activities may occur on a site at any one time.

Where appropriate, the site can be divided into 'zones' for the dust risk assessment. This may result in different mitigation levels being applied to each zone. This could be where different parts of a large site are different distances from the nearest receptors, or where development activities move away from a receptor through time on a large scheme.

However, on complex sites where activities are not easily segregated the mitigation appropriate for the highest risk category should be applied. The aim is to ensure that it is clear what mitigation is supposed to be implemented on a site and to make auditing this simpler.

#### Box 2: Technical Competency of Assessor

The following risk assessment procedure requires 'professional judgement'. Those who are responsible for making this judgement must be able to demonstrate technical competency in the assessment of dust impacts. It is difficult to define precisely who has sufficient experience and expertise to make reasonable judgements, but, a person with full Membership of IAQM and experience of assessing dust impacts for a minimum of 10 diverse projects, including some complex multi-phase projects and similar projects to that being assessed, is likely to be technically competent.

IAQM is the only professional body specifically for air quality practitioners in the UK, although there are a number of more general environmental professional bodies, whose members may be competent.

Every site is different in terms of timing (seasonality), building type (construction materials), duration and scale (area, volume and height), and therefore professional judgement must be applied by a technically competent assessor (see **Box 2**) when allocating activities into one of the three potential dust emission magnitude categories. Justification of the category used must be stated in the report. Where there is doubt, the higher risk category should be applied (e.g. if the site is assessed as low/medium then mitigation appropriate to a medium site should be applied). Further information on professional judgement is provided in **Section 11**.

### 7.2 STEP 2A - Define the Potential Dust Emission Magnitude

The dust emission magnitude is based on the scale of the anticipated works and should be classified as Small, Medium, or Large.

The following are examples of how the potential dust emission magnitude for different activities can be defined. Note that, in each case, not all the criteria need to be met, and that other criteria may be used if justified in the assessment:

**Demolition:** Example definitions for demolition are:

- **Large:** Total building volume >50,000 m<sup>3</sup>, potentially dusty construction material (e.g. concrete), on-site crushing and screening, demolition activities >20 m above ground level;
- **Medium:** Total building volume 20,000 m<sup>3</sup> – 50,000 m<sup>3</sup>, potentially dusty construction material, demolition activities 10-20 m above ground level; and
- **Small:** Total building volume <20,000 m<sup>3</sup>, construction material with low potential for dust release (e.g. metal cladding or timber), demolition activities <10 m above ground, demolition during wetter months.

**Earthworks:** Earthworks will primarily involve excavating material, haulage, tipping and stockpiling. This may also involve levelling the site and landscaping. Example definitions for earthworks are:

- **Large:** Total site area >10,000 m<sup>2</sup>, potentially dusty soil type (e.g. clay, which will be prone to suspension when dry due to small particle size), >10 heavy earth moving vehicles active at any one time, formation of bunds >8 m in height, total material moved >100,000 tonnes;
- **Medium:** Total site area 2,500 m<sup>2</sup> – 10,000 m<sup>2</sup>, moderately dusty soil type (e.g. silt), 5-10 heavy earth moving vehicles active at any one time, formation of bunds 4 m - 8 m in height, total material moved 20,000 tonnes – 100,000 tonnes; and
- **Small:** Total site area <2,500 m<sup>2</sup>, soil type with large grain size (e.g. sand), <5 heavy earth moving vehicles active at any

**Box 3: Crushing and Screening**

Mobile crushing equipment can be a significant source of dust associated with the demolition phase. This equipment is regulated by District Councils or Unitary Authorities in England and Wales, SEPA in Scotland and District Councils in Northern Ireland, under the Environmental Permitting Regulations 2010 in England and Wales, and equivalent legislation in Scotland and Northern Ireland.

Equipment should be designed and operated in accordance with the most recent version of Process Guidance Note 3/16 for Mobile Crushing and Screening (note this is under review).

Professional judgement will be required to determine how the use of crushing and screening equipment will affect the dust emission magnitude. For example, it may be appropriate to increase the dust emission magnitude by one or more classes.

one time, formation of bunds <4 m in height, total material moved <20,000 tonnes, earthworks during wetter months.

**Construction:** The key issues when determining the potential dust emission magnitude during the construction phase include the size of the building(s)/infrastructure, method of construction, construction materials, and duration of build. Example definitions for construction are:

- **Large:** Total building volume >100,000 m<sup>3</sup>, on site concrete batching, sandblasting;
- **Medium:** Total building volume 25,000 m<sup>3</sup> – 100,000 m<sup>3</sup>, potentially dusty construction material (e.g. concrete), on site concrete batching; and
- **Small:** Total building volume <25,000 m<sup>3</sup>, construction material with low potential for dust release (e.g. metal cladding or timber).

**Trackout:** Factors which determine the dust emission magnitude are vehicle size, vehicle speed, vehicle numbers, geology and duration. As with all other potential sources, professional judgement must be applied when classifying trackout into one of the dust emission magnitude categories. Example definitions for trackout are:

- **Large:** >50 HDV (>3.5t) outward movements<sup>16</sup> in any one day<sup>17</sup>, potentially dusty surface material (e.g. high clay content), unpaved road length >100 m;
- **Medium:** 10-50 HDV (>3.5t) outward movements<sup>16</sup> in any one day<sup>17</sup>, moderately dusty surface material (e.g. high clay content), unpaved road length 50 m – 100 m; and
- **Small:** <10 HDV (>3.5t) outward movements<sup>16</sup> in any one

**Box 4: Concrete Batching Plant**

Concrete batching equipment is regulated by District Councils or Unitary Authorities in England and Wales, SEPA in Scotland and District Councils in Northern Ireland under the Environmental Permitting Regulations 2010 and equivalent legislation in Scotland and Northern Ireland.

Such equipment should be operated in accordance with the latest version of Process Guidance Note 3/1 on Guidance for Blending, Packing, Loading, Unloading and Use of Bulk Cement.

Professional judgement will be required to determine how the use of concrete batching equipment will affect the dust emission magnitude. For example, it may be appropriate to increase the dust emission magnitude by one or more classes.

day<sup>17</sup>, surface material with low potential for dust release, unpaved road length <50 m.

These numbers are for vehicles that leave the site after moving over unpaved ground, where they will accumulate mud and dirt that can be tracked out onto the public highway.

<sup>16</sup> A vehicle movement is a one way journey. i.e. from A to B, and excludes the return journey.

<sup>17</sup> HDV movements during a construction project vary over its lifetime, and the number of movements is the maximum not the average.

**Box 5: Importance of Dust Raised by Vehicles**

Research<sup>a</sup> carried out in the United States, has shown that haul trucks generate the majority of dust emissions from surface mining sites, accounting for an estimated 78%-97% of total dust emissions. Vehicles using unpaved haul roads in UK construction sites will lead to the release of dust via the same mechanical processes (i.e. re-suspension) and are likely to be a dominant source. Emissions will also arise from vehicles travelling over any unpaved ground on a construction site.

<sup>a</sup> W.R and J.A.Organiscak, undated, Evaluation of dust exposure to truck drivers following the lead haul truck, NIOSH, [www.cdc.gov/niosh/mining/UserFiles/works/pdfs/eodet.pdf](http://www.cdc.gov/niosh/mining/UserFiles/works/pdfs/eodet.pdf)

It may be useful to set out the dust emission magnitude for each activity as shown in the example in **Table 1**.

**Table 1: Example of the How the Dust Emission Magnitude for a Site Could be Presented**

Activity	Dust Emission Magnitude
Demolition	Large
Earthworks	Large
Construction	Medium
Trackout	Small

### 7.3 Step 2B - Define the Sensitivity of the Area

The sensitivity of the area takes account of a number of factors:

- the specific sensitivities of receptors in the area;
- the proximity and number of those receptors;
- in the case of PM<sub>10</sub>, the local background concentration; and
- site-specific factors, such as whether there are natural shelters, such as trees, to reduce the risk of wind-blown dust.

The type of receptors at different distances from the site boundary or, if known, from the dust generating activities, should be included. Consideration also should be given to the number of 'human receptors'. Exact counting of the number of 'human receptors', is not required. Instead it is recommended that judgement is used to determine the approximate number of receptors (*a residential unit is one receptor*) within each distance band. For receptors which are not dwellings professional judgement should be used to determine the number of human receptors for use in the tables, for example a school is likely to be treated as being in the >100 receptor category.

The likely routes the construction traffic will use should also be included to enable the presence of trackout receptors to be included in the assessment. As general guidance, without site-specific mitigation, trackout may occur along the public highway up to 500 m from large sites (as defined in **STEP 2A**), 200 m from medium sites and 50 m from small sites, as measured from the site exit.

A number of attempts have been made to categorise receptors into high, medium and low sensitivity categories; however, there is no unified sensitivity classification scheme that covers the quite different potential effects on property, human health and ecological receptors.

A series of boxes provide guidance on the sensitivity of different types of receptor to dust soiling (**Box 6**), health effects (**Box 7**) and ecological effects (**Box 8**).

In all cases the specific circumstances should be taken into account and may mean that on occasion the examples given will be subject to exceptions. For instance, the first occupants moving into residential dwellings on a large phased housing development, may reasonably be expected to be less sensitive to dust soiling effects (albeit for a limited time) than other residential receptors. **Box 9** contains additional factors that may need to be taken into account.

#### Box 6: Sensitivities of People to Dust Soiling Effects

For the sensitivity of people and their property to soiling, the IAQM recommends that the air quality practitioner uses professional judgement to identify where on the spectrum between high and low sensitivity a receptor lies, taking into account the following general principles:

##### High sensitivity receptor – surrounding land where:

- users can reasonably expect enjoyment of a high level of amenity; or
- the appearance, aesthetics or value of their property would be diminished by soiling; and
- the people or property would reasonably be expected to be present continuously, or at least regularly for extended periods, as part of the normal pattern of use of the land.
- indicative examples include dwellings, museums and other culturally important collections, medium and long term car parks and car showrooms. ►

**Medium sensitivity receptor**

- users would expect<sup>a</sup> to enjoy a reasonable level of amenity, but would not reasonably expect<sup>a</sup> to enjoy the same level of amenity as in their home; or
- the appearance, aesthetics or value of their property could be diminished by soiling; or
- the people or property wouldn't reasonably be expected<sup>a</sup> to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land.
- indicative examples include parks and places of work.

**Low sensitivity receptor**

- the enjoyment of amenity would not reasonably be expected<sup>a</sup>; or
- property would not reasonably be expected<sup>a</sup> to be diminished in appearance, aesthetics or value by soiling; or
- there is transient exposure, where the people or property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land.
- indicative examples include playing fields, farmland (unless commercially-sensitive horticultural), footpaths, short term car parks<sup>b</sup> and roads.

<sup>a</sup> People's expectations will vary depending on the existing dust deposition in the area, see **Section 4.2**.

<sup>b</sup> Car parks can have a range of sensitivities depending on the duration and frequency that people would be expected to park their cars there, and the level of amenity they could reasonably expect whilst doing so. Car parks associated with work place or residential parking might have a high level of sensitivity compared to car parks used less frequently and for shorter durations, such as those associated with shopping. Cases should be examined on their own merits.

**Box 7: Sensitivities of People to the Health Effects of PM<sub>10</sub>**

For the sensitivity of people to the health effects of PM<sub>10</sub>, the IAQM recommends that the air quality practitioner assumes that there are three sensitivities based on whether or not the receptor is likely to be exposed to elevated concentrations over a 24-hour period, consistent with the Defra's advice for local air quality management (Defra, 2009, LAQM Technical Guidance LAQM.TG(O9).

**High sensitivity receptor**

- locations where members of the public are exposed over a time period relevant to the air quality objective for PM<sub>10</sub> (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day).<sup>a</sup>
- Indicative examples include residential properties. Hospitals, schools and residential care homes should also be considered as having equal sensitivity to residential areas for the purposes of this assessment.

**Medium sensitivity receptor**

- locations where the people exposed are workers<sup>b</sup>, and exposure is over a time period relevant to the air quality objective for PM<sub>10</sub> (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day).
- indicative examples include office and shop workers, but will generally not include workers occupationally exposed to PM<sub>10</sub>, as protection is covered by Health and Safety at Work legislation.

**Low sensitivity receptor**

- locations where human exposure is transient.<sup>c</sup>
- indicative examples include public footpaths, playing fields, parks and shopping streets.

<sup>a</sup> This follows Defra guidance as set out in LAQM.TG(O9).

<sup>b</sup> Notwithstanding the fact that the air quality objectives and limit values do not apply to people in the workplace, such people can be affected to exposure of PM<sub>10</sub>. However, they are considered to be less sensitive than the general public as a whole because those most sensitive to the effects of air pollution, such as young children are not normally workers. For this reason workers have been included in the medium sensitivity category.

<sup>c</sup> There are no standards that apply to short-term exposure, e.g. one or two hours, but there is still a risk of health impacts, albeit less certain.

**Box 8: Sensitivities of Receptors to Ecological Effects**

Dust deposition due to demolition, earthworks, construction and trackout has the potential to affect sensitive habitats and plant communities.

Dust can have two types of effect on vegetation: physical and chemical. Direct physical effects include reduced photosynthesis, respiration and transpiration through smothering. Chemical changes to soils or watercourses may lead to a loss of plants or animals for example via changes in acidity. Indirect effects can include increased susceptibility to stresses such as pathogens and air pollution. These changes are likely to occur only as a result of long-term demolition and construction works adjacent to a sensitive habitat. Often impacts will be reversible once the works are completed, and dust emissions cease.

The advice of an ecologist should be sought to determine the need for an assessment of dust impacts on sensitive habitats and plants<sup>a</sup>. Professional judgement is required to identify where on the spectrum between high and low sensitivity a receptor lies, taking into account the likely effect and the value of the ecological asset. A habitat may be highly valuable but not sensitive, alternatively it may be less valuable but more sensitive to dust deposition. Consequently, specialist ecological advice should also be sought to determine the sensitivity of the ecological receptors to dust impacts. In general most receptors will either be of high sensitivity or low sensitivity i.e. either sensitive or not to dust deposition. The following provides an example of possible sensitivities:

**High sensitivity receptor**

- locations with an international or national designation *and* the designated features may be affected by dust soiling; or
- locations where there is a community of a particularly dust sensitive species such as vascular species included in the Red Data List For Great Britain<sup>b</sup>.
- indicative examples include a Special Area of Conservation (SAC) designated for acid heathlands or a local site designated for lichens adjacent to the demolition of a large site containing concrete (alkali) buildings.

**Medium sensitivity receptor**

- locations where there is a particularly important plant species, where its dust sensitivity is uncertain or unknown; or
- locations with a national designation where the features may be affected by dust deposition.
- indicative example is a Site of Special Scientific Interest (SSSI) with dust sensitive features.

**Low sensitivity receptor**

- locations with a local designation where the features may be affected by dust deposition.
- indicative example is a local Nature Reserve with dust sensitive features.

<sup>a</sup> A Habitat Regulation Assessment of the site may be required as part of the planning process, if the site lies close to an internationally designated site i.e. Special Conservation Areas (SCAs), Special Protection Areas (SPAs) designated under the Habitats Directive (92/43/EEC) and RAMSAR sites.

<sup>b</sup> Cheffing C. M. & Farrell L. (Editors) (2005), The Vascular Plant. Red Data List for Great Britain, Joint Nature Conservation Committee.

**Table 2**, **Table 3**, and **Table 4** show how the sensitivity of the area may be determined for dust soiling, human health and ecosystem impacts respectively. These tables take account of a number of factors which may influence the sensitivity of the area. When using these tables, it should be noted that distances are to the dust source and so a different area may be affected by trackout than by on-site works. The highest level of sensitivity from each table should be recorded. *It is not necessary to work through the whole of each table once it is clear that the highest level of sensitivity has been determined.*

While these tables are necessarily prescriptive, professional judgement may be used to determine alternative sensitivity categories, and the factors set out in **Box 9** may be useful to consider. Any judgements made should be fully documented. Whatever approach to determining sensitivity of the area is taken, it is important that the basis of the decision is documented, and **Table 5** presents an example of how the sensitivity of the area may be presented.

**Box 9: Additional Factors to Consider when Determining the Sensitivity of the Area**

- any history of dust generating activities in the area;
- the likelihood of concurrent dust generating activity on nearby sites;
- any pre-existing screening between the source and the receptors;
- any conclusions drawn from analysing local meteorological data which accurately represent the area; and if relevant the season during which the works will take place;
- any conclusions drawn from local topography;
- duration of the potential impact, as a receptor may become more sensitive over time; and
- any known specific receptor sensitivities which go beyond the classifications given in this document.

**Table 2: Sensitivity of the Area to Dust Soiling Effects on People and Property <sup>a b</sup>**

Receptor Sensitivity	Number of Receptors	Distance from the Source (m) <sup>c</sup>			
		<20	<50	<100	<350
High	>100	High	High	Medium	Low
	10-100	High	Medium	Low	Low
	1-10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

<sup>a</sup> The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout. See **STEP 2B, Box 6** and **Box 9**.

<sup>b</sup> Estimate the total number of receptors within the stated distance. Only the *highest level* of area sensitivity from the table needs to be considered. For example, if there are 7 high sensitivity receptors <20 m of the source and 95 high sensitivity receptors between 20 and 50 m, then the total of number of receptors <50 m is 102. The sensitivity of the area in this case would be high.

<sup>c</sup> For trackout, the distances should be measured from the side of the roads used by construction traffic. Without site-specific mitigation, trackout may occur from roads up to 500 m from large sites, 200 m from medium sites and 50 m from small sites, as measured from the site exit. The impact declines with distance from the site, and it is only necessary to consider trackout impacts up to 50 m from the edge of the road.

**Table 3: Sensitivity of the Area to Human Health Impacts<sup>a b</sup>**

Receptor Sensitivity	Annual Mean PM <sub>10</sub> concentration <sup>c</sup>	Number of Receptors <sup>d</sup>	Distance from the Source (m) <sup>e</sup>				
			<20	<50	<100	<200	<350
High	>32 µg/m <sup>3</sup> (>18 µg/m <sup>3</sup> in Scotland)	>100	High	High	High	Medium	Low
		10-100	High	High	Medium	Low	Low
		1-10	High	Medium	Low	Low	Low
	28-32 µg/m <sup>3</sup> (16-18 µg/m <sup>3</sup> in Scotland)	>100	High	High	Medium	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	High	Medium	Low	Low	Low
	24-28 µg/m <sup>3</sup> (14-16 µg/m <sup>3</sup> in Scotland)	>100	High	Medium	Low	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	<24 µg/m <sup>3</sup> (<14 µg/m <sup>3</sup> in Scotland)	>100	Medium	Low	Low	Low	Low
		10-100	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Medium	>32 µg/m <sup>3</sup> (>18 µg/m <sup>3</sup> in Scotland)	>10	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	28-32 µg/m <sup>3</sup> (16-18 µg/m <sup>3</sup> in Scotland)	>10	Medium	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	24-28 µg/m <sup>3</sup> (14-16 µg/m <sup>3</sup> in Scotland)	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	<24 µg/m <sup>3</sup> (<14 µg/m <sup>3</sup> in Scotland)	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Low	-	≥1	Low	Low	Low	Low	Low

<sup>a</sup> The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout. See **STEP 2B, Box 7** and **Box 9**.

<sup>b</sup> Estimate the total within the stated distance (e.g. the total within 350 m and not the number between 200 and 350 m), noting that only the **highest level** of area sensitivity from the table needs to be considered. For example, if there are 7 high sensitivity receptors <20 m of the source and 95 high sensitivity receptors between 20 and 50 m, then the total of number of receptors <50 m is 102. If the annual mean PM<sub>10</sub> concentration is 29 µg/m<sup>3</sup>, the sensitivity of the area would be high.

<sup>c</sup> Most straightforwardly taken from the national background maps, but should also take account of local sources. The values are based on 32 µg/m<sup>3</sup> being the annual mean concentration at which an exceedance of the 24-hour objective is likely in England, Wales and Northern Ireland. In Scotland there is an annual mean objective of 18µg/m<sup>3</sup>.

<sup>d</sup> In the case of high sensitivity receptors with high occupancy (such as schools or hospitals) approximate the number of people likely to be present. In the case of residential dwellings, just include the number of properties.

<sup>e</sup> For trackout, the distances should be measured from the side of the roads used by construction traffic. Without site-specific mitigation, trackout may occur from roads up to 500 m from large sites, 200 m from medium sites and 50 m from small sites, as measured from the site exit. The impact declines with distance from the site, and it is only necessary to consider trackout impacts up to 50 m from the edge of the road.

**Table 4: Sensitivity of the Area to Ecological Impacts<sup>a b</sup>**

Receptor Sensitivity	Distance from the Source (m) <sup>c</sup>	
	<20	<50
High	High	Medium
Medium	Medium	Low
Low	Low	Low

<sup>a</sup> The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout and for each designated site. See **STEP 2B, Box 8** and **Box 9**.  
<sup>b</sup> Only the highest level of area sensitivity from the table needs to be considered.  
<sup>c</sup> For trackout, the distances should be measured from the side of the roads used by construction traffic. Without site-specific mitigation, trackout may occur from roads up to 500 m from large sites, 200 m from medium sites and 50 m from small sites, as measured from the site exit. The impact declines with distance from the site.

**Table 5: Example of the Outcome of Defining the Sensitivity of the Area**

Potential Impact	Sensitivity of the Surrounding Area			
	Demolition	Earthworks	Construction	Trackout
Dust Soiling	High	High	High	Medium
Human Health	High	High	High	High
Ecological	Medium	Medium	Low	Low

#### 7.4 STEP 2C - Define the Risk of Impacts

The dust emission magnitude determined at **STEP 2A (Section 7.2)** should be combined with the sensitivity of the area determined at **STEP 2B (Section 7.3)** to determine the *risk* of impacts with no mitigation applied. The matrices in **Table 6, Table 7, Table 8** and **Table 9** provide a method of assigning the level of risk for each activity. This should be used to determining the level of mitigation that must be applied. Mitigation is discussed in **STEP 3 (Section 8)**. For those cases where the risk category is ‘negligible’, no mitigation measures beyond those required by legislation will be required.

**Table 6: Risk of Dust Impacts - Demolition**

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Medium Risk
Medium	High Risk	Medium Risk	Low Risk
Low	Medium Risk	Low Risk	Negligible

**Table 7: Risk of Dust Impacts - Earthworks**

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

**Table 8: Risk of Dust Impacts - Construction**

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

**Table 9: Risk of Dust Impacts - Trackout**

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Low Risk	Negligible
Low	Low Risk	Low Risk	Negligible

The risk of dust impacts for the four activities can usefully be summarised in a table. An example of a completed risk table is provided in **Table 10**.

**Table 10: Example of a Summary Dust Risk Table to Define Site-Specific Mitigation**

Potential Impact	Risk			
	Demolition	Earthworks	Construction	Trackout
Dust Soiling	High Risk	High Risk	Low Risk	Medium Risk
Human Health	High Risk	Medium Risk	Low Risk	Medium Risk
Ecological	Negligible	Negligible	Negligible	Negligible

## 8. STEP 3: Site-specific Mitigation

### 8.1 Introduction

The dust risk categories for each of the four activities determined in **STEP 2C** should be used to define the appropriate, site-specific, mitigation measures to be adopted. Local authorities may have a Code for Construction Practice, or equivalent document, that should be taken into account during the development of the mitigation measures and incorporated within the full set of mitigation measures in this document.

Mitigation measures for London are set out in *The Control of Dust and Emissions from Construction and Demolition*.<sup>18</sup> There are some differences between this London guidance and the IAQM recommended mitigation measures. For example, the London document uses the terms ‘compulsory’ and ‘discretionary’, the IAQM uses the terms ‘highly recommended’, and ‘desirable’.

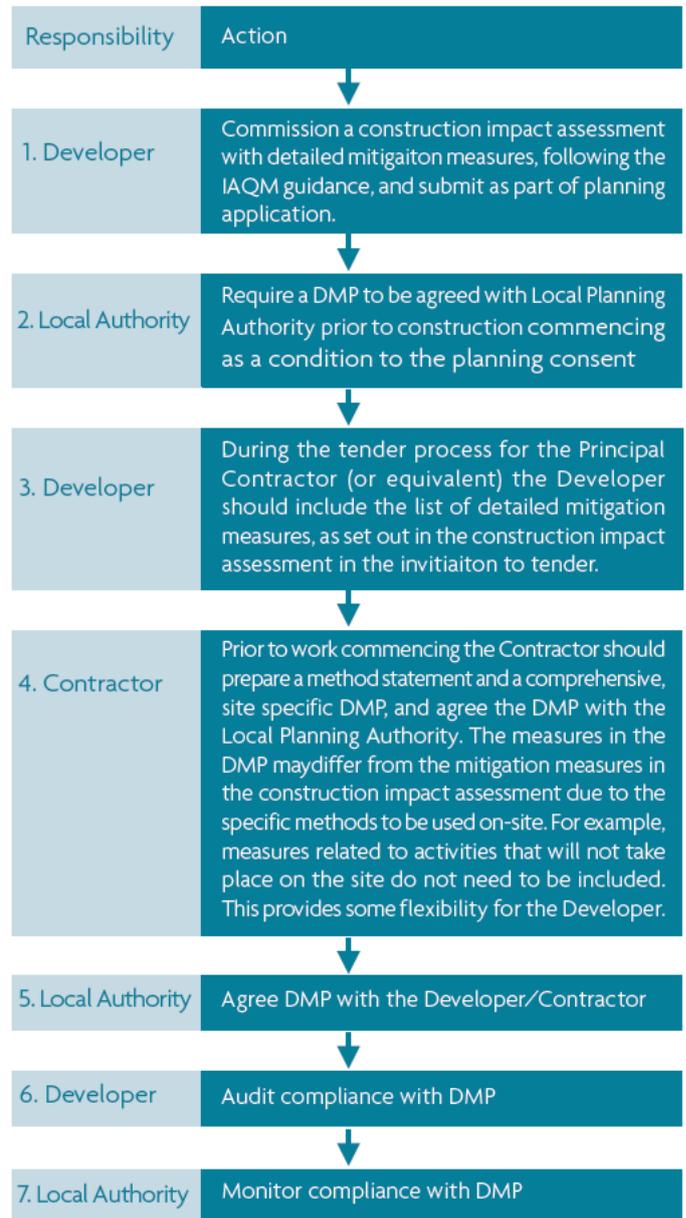
One measure that is included in the London guidance that has not been included in this guidance is the application of dust suppressants to reduce trackout of dust from construction sites. There is some evidence of the efficacy of applying dust suppressants such as calcium magnesium acetate (CMA) to waste and construction sites in reducing local PM<sub>10</sub> concentrations<sup>19</sup>. However, there is a lack of detailed knowledge on how often and where it should be applied, but this may improve over time with use. In addition, CMA is known to react with bentonite, used during piling.

For those cases where the risk is assigned as ‘negligible’, no mitigation measures beyond those required by legislation are required. However, additional mitigation measures as defined in **Section 8.2** may be applied as part of good practice.

Given the variety of development sites and the individual issues they face, professional judgement should be used to determine the site-specific mitigation measures to be applied. These will need to be written into a dust management plan (DMP), which should be approved by the local planning authority prior to commencement of work on site. For major sites the DMP may be integrated into a Code of Construction Practice or the Construction Environmental Management Plan, and compliance monitoring may be required.

The most important aspects of the DMP are assigning responsibility for dust management to an individual member of staff of the principal contractor, training staff to understand the importance of the issue, and communicating with the local community. Good dust management practices implemented at high risk sites have resulted in no or minimal complaints, which illustrates the value of the recommended approach.

The local authority, developer and contractor all have important roles to ensure that effective dust mitigation practices are implemented. The approach illustrated in **Figure 2** is recommended.



**Figure 2: Responsibilities for Dust Mitigation for Demolition and Construction Sites.** Note: ‘construction’ includes demolition and earthworks.

<sup>18</sup> Mayor of London, 2013, *The Control of Dust and Emissions During Construction and Demolition, Draft Supplementary Planning Guidance*.

<sup>19</sup> Barrett B., Carslaw D., Fuller G., Green D and Tremper A., 2012, *Evaluation of the impact of dust suppressant application on ambient PM<sub>10</sub> concentrations in London*, Prepared for Transport for London under contract to URS Infrastructure & Environment Ltd., Kings College London.



▲ Photo credit: Claire Holman

## 8.2 Dust and Air Emissions Mitigation Measures

The mitigation measures have been divided into general measures applicable to all site and measures applicable specifically to demolition, earthworks, construction and trackout, for consistency with the assessment methodology. The following tables detail the mitigation required for high, medium and low risk sites, as determined in **STEP 2C**.

For those mitigation measures that are general, the highest risk category should be applied. For example, if the site is medium risk for earthworks and construction, but a high risk for demolition and track-out, the general measures applicable to a high risk site should be applied.

It should be noted that it is difficult to provide generic guidance, as each site and its location will be different and professional judgement is required.

### Key to tables:

- H** Highly recommended
- D** Desirable
- N** Not required

### Mitigation for all sites: Communications

Mitigation measure	Low Risk	Medium Risk	High Risk
1. Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.	N	H	H
2. Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.	H	H	H
3. Display the head or regional office contact information	H	H	H

## Mitigation for all sites: Dust Management

Mitigation measure	Low Risk	Medium Risk	High Risk
4. Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. The level of detail will depend on the risk, and should include as a minimum the highly recommended measures in this document. The desirable measures should be included as appropriate for the site. In London additional measures may be required to ensure compliance with the Mayor of London's guidance. The DMP may include monitoring of dust deposition, dust flux, real-time PM10 continuous monitoring and/or visual inspections.	D	H	H
<b>Site Management</b>			
5. Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.	H	H	H
6. Make the complaints log available to the local authority when asked.	H	H	H
7. Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.	H	H	H
8. Hold regular liaison meetings with other high risk construction sites within 500 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.	N	N	H
<b>Monitoring</b>			
9. Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of site boundary, with cleaning to be provided if necessary.	D	D	H
10. Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked	H	H	H
11. Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.	H	H	H
12. Agree dust deposition, dust flux, or real-time PM <sub>10</sub> continuous monitoring locations with the Local Authority. Where possible commence baseline monitoring at least three months before work commences on site or, if it a large site, before work on a phase commences. Further guidance is provided by IAQM on monitoring during demolition, earthworks and construction.	N	H	H
<b>Preparing and maintaining the site</b>			
13. Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.	H	H	H
14. Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.	H	H	H
15. Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period	D	H	H
16. Avoid site runoff of water or mud.	H	H	H
17. Keep site fencing, barriers and scaffolding clean using wet methods.	D	H	H

Mitigation measure	Low Risk	Medium Risk	High Risk
18. Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.	D	H	H
19. Cover, seed or fence stockpiles to prevent wind whipping.	D	H	H
<b>Operating vehicle/machinery and sustainable travel</b>			
20. Ensure all on-road vehicles comply with the requirements of the London Low Emission Zone and the London NRMM standards, where applicable	H	H	H
21. Ensure all vehicles switch off engines when stationary - no idling vehicles.	H	H	H
22. Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.	H	H	H
23. Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate)	D	D	H
24. Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials.	N	H	H
25. Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing)	N	D	H
<b>Operations</b>			
26. Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	H	H	H
27. Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	H	H	H
28. Use enclosed chutes and conveyors and covered skips.	H	H	H
29. Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	H	H	H
30. Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.	D	H	H
<b>Waste management</b>			
31. Avoid bonfires and burning of waste materials.	H	H	H

### Measures specific to demolition

Mitigation measure	Low Risk	Medium Risk	High Risk
32. Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	D	D	H
33. Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.	H	H	H
34. Avoid explosive blasting, using appropriate manual or mechanical alternatives.	H	H	H
35. Bag and remove any biological debris or damp down such material before demolition.	H	H	H

### Measures specific to earthworks

Mitigation measure	Low Risk	Medium Risk	High Risk
36. Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable..	N	D	H
37. Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable	N	D	H
38. Only remove the cover in small areas during work and not all at once	N	D	H

### Measures specific to construction

Mitigation measure	Low Risk	Medium Risk	High Risk
39. Avoid scabbling (roughening of concrete surfaces) if possible	D	D	H
40. Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.	D	H	H
41. Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	N	D	H
42. For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust.	N	D	D

### Measures specific to trackout

Mitigation measure	Low Risk	Medium Risk	High Risk
43. Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.	D	H	H
44. Avoid dry sweeping of large areas.	D	H	H
45. Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.	D	H	H
46. Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.	N	H	H
47. Record all inspections of haul routes and any subsequent action in a site log book.	D	H	H
48. Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.	N	H	H
49. Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	D	H	H
50. Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.	N	H	H
51. Access gates to be located at least 10 m from receptors where possible.	N	H	H

## 9. STEP 4: Determine Significant Effects

### 9.1 Introduction

Traditionally, Environmental Impact Assessments (EIAs) have evaluated the significance of adverse effects prior to mitigation and re-evaluated them post mitigation following a consideration of the anticipated effectiveness of the proposed mitigation measures. Research by the Institute of Environmental Management & Assessment (IEMA) has found that many UK EIA practitioners no longer adopt this approach because EIA influences the design process, and any significant adverse environmental effects are either avoided or reduced through design before the proposal is finalised, and thus the pre-mitigation impacts are not relevant<sup>20</sup>. Instead, just the residual effects are reported. This approach assumes that all actions to avoid or reduce the environmental effects are an inherent part of the proposed development. Furthermore, in the case of demolition / construction it is assumed that mitigation (secured by planning conditions, legal requirements or required by regulations) will ensure that a potential significant adverse effect will not occur, so the residual effect will normally be 'not significant'.

The Highways Agency has adopted this approach for road schemes in England, but thus far not in Scotland and Wales<sup>21</sup>. The key to such an approach is that it assumes that the "Overseeing Organisation/Competent Authority" will ensure all mitigation measures are successfully implemented. For other types of developments, the IEMA report suggests that rigorous systems to check that post-consent mitigation is delivered may not exist.

IAQM recommends that significance is only assigned to the effect after considering the construction activity with mitigation. It is, therefore, important that the mitigation measures are defined in a form suitable for implementation by way of a planning condition or legal obligation within a section 106 agreement, and are included in a DMP or a more general Code of Construction Practice or Construction Environmental Management Plan.

Even with a rigorous DMP in place, it is not possible to guarantee that the dust mitigation measures will be effective all the time, and if, for example, dust emissions occur under adverse weather conditions, or there is an interruption to the water supply used for dust suppression, the local community may experience occasional, short-term dust annoyance. The likely scale of this would not normally be considered sufficient to change the conclusion that with mitigation the effects will be 'not significant'.

When completing dust assessments for EIA chapters the Environmental Statement Co-ordinator may request the magnitude of effects without mitigation. For the reasons given above, this is not considered appropriate.

### 9.2 Determining whether significant effects are likely

Once the risk of dust impacts has been determined in **STEP 2C** and the appropriate dust mitigation measures identified in **STEP 3** the final step is to determine whether there are significant effects arising from the construction phase of a proposed development.

For almost all construction activity, the aim should be to prevent significant effects on receptors through the use of effective mitigation. Experience shows that this is normally possible. Hence the residual effect will normally be 'not significant'.

There may be cases where, for example, there is inadequate access to water for dust suppression to be effective, and even with other mitigation measures in place there may be a significant effect. Therefore, it is important to consider the specific characteristics of the site and the surrounding area to ensure that the conclusion of no significant effect is robust.

<sup>20</sup> Special Report – State of the Environmental Impact Assessment Practice in the UK, Institute of Environmental Management & Assessment, June 2011

<sup>21</sup> Design Manual for Roads and Bridges, Volume 11, Section 2, Part 5, HA 205/08, Highways Agency, August 2008

## 10. STEP 5: Dust Assessment Report

Whilst the detailed content of a Dust Assessment Report should be determined by its author(s) it is important that there is sufficient descriptive text for a third party to determine how the emission magnitude and sensitivity of the area surrounding the site, and hence the site risk, have been determined.

This text could usefully be accompanied by **Table 1**, **Table 5** and **Table 10** to show the dust emission magnitude, the sensitivity of the area and the risk of impacts without mitigation respectively.

There should be a section of the report detailing the mitigation that is required to ensure that there is no significant effect. This should be site-specific and should detail why particular choices have been made.

In addition, the report should describe the mechanism for ensuring that the appropriate level of mitigation will be implemented, e.g. through a planning condition.

▼ Photo credit: Roger Barrowcliffe



# 11. Professional Judgement

Throughout this document reference is made to the use of professional judgement. This is necessary, because the diverse range of projects that are likely to be subject to dust impact assessment means that it is not possible to be prescriptive as to how to assess the impacts. Also a wide range of factors affect the amount of dust that may arise, and these are not readily quantified. This document provides a framework to ensure that assessments are more consistent and consider the full range of potential impacts.

These impacts are often considered to be relatively unimportant compared to assessments of the operational air quality impacts. However, IAQM considers that it requires a level of experience and skill to produce a fit for purpose assessment, and therefore it should be undertaken by, or under the close supervision of, an

experienced practitioner. Those who are making the professional judgment must be able to demonstrate technical competency in the assessment of dust impacts. For example, a person with Full Membership of IAQM and with experience of assessing dust impacts for a minimum of 10 diverse projects, including some complex multi-phase projects and similar projects to that being assessed, is likely to be technically competent. The IAQM is the only UK professional body specifically for air quality practitioners although there are a number of more general environmental professional organisations, whose members may also be competent.

Where possible the name of the assessor and/or supervisor should be included in the assessment report, with a brief summary of their relevant qualifications and experience.



▲ Photo credit: Roger Barrowcliffe



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Number	Date	Complaint	Response
1	21/01/2025	Damage to fence, West perimeter	Had no formal complaint raised, this was a comment to an operative, checked delapidation photos and fence was damaged prior to works starting
2	28/01/2025	Removal of hedgerow	Hedge row removed was in accordance with the planning documents, removed before nesting season, responded to ██████ t WSF
3	09/04/2025	Existing mine workings	Resident was concerned about site works affecting existing mine workings, explained the processes involved in grouting any workings and resident appeared satisfied
4	30/04/2025	Dust	Resident had issues with amount of dust being produced and the drop in water pressure when filling the water bowser. Explained the measures we have in place to prevent the spreading of dust, review the procedures.
5	13/05/2025	Dust	Resident complained about the dust in his back garden. We explained the measures we have in place and reviewed the current working operations. All seemed in line with requirements but used the opportunity to rebrief operatives
6	13/05/2025	Theft from site	120 roller stolen during the night
7	14/05/2025	Bund	Resident questioning size of bund next to his house, asked why it wasn't bigger. Advised that we build to models and that it was dictated by the approved planning documents. Resident did mention that he thought we were controlling the dust well.
8	15/05/2025	Dust	Email complaint sent through the developer, regarding dust at a property at Dandelion Green, currently reviewing



100	22/04/2025	damp weather no dust											
101	23/04/2025	damp weather no dust											
102	24/04/2025	damp weather no dust											
103	25/04/2025	Dust monitoring carried out	yes Sweeper on site	18 4	19 4	17 3	44 4	43 2	44 1	38 6	36 4	39 3	
104	26/04/2025	Weekend											
105	27/04/2025	Weekend											
106	28/04/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	10 3	14 4	15 3	9 8	15 4	13 3	9	13 6	12 4	
107	29/04/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	18 8	13 5	15 4	20 2	23 6	22 3	21 4	19 6	22 4	
108	30/04/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	40 1	43 1	42 1	43 5	43 9	42 2	45 3	32 7	35 6	
109	01/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	36 7	34 7	33 1	43 4	42 1	45 2	42 1	43 1	42 1	
110	02/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	22 1	23 4	23 9	34 2	34 1	35 6	45 2	47 1	43 1	
111	03/05/2025	Weekend											
112	04/05/2025	Weekend											
113	05/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	22 3	22 5	24 6	36 4	43 3	45 3	46 2	46 1	47 1	
114	06/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	25 6	26 3	28 4	28 9	29 3	32 3	35 3	32 1	35 7	
115	07/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	34 2	34 2	37 3	38 1	39 2	40 5	43 4	45 3	42 4	
116	08/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	27 8	27 1	29 8	30 6	33 6	37 5	34 8	31 9	33 2	
117	09/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site										
118	10/05/2025	Weekend											
119	11/05/2025	Weekend											
120	12/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	28 1	28 3	29 3	31 9	32 3	34 5	35 6	33 7	35 2	
121	13/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site	23 4	23 1	24 1	25 9	26 4	26 6	30 4	31 7	32 4	
122	14/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site, hours extended	24 4	25 5	23 5	26 8	29 2	29 2	24 3	24 1	16 8	
123	15/05/2025	Dust monitoring carried out, Bowser on site and dampening down	yes Sweeper on site, hours extended	24 6			26 3			20 3			

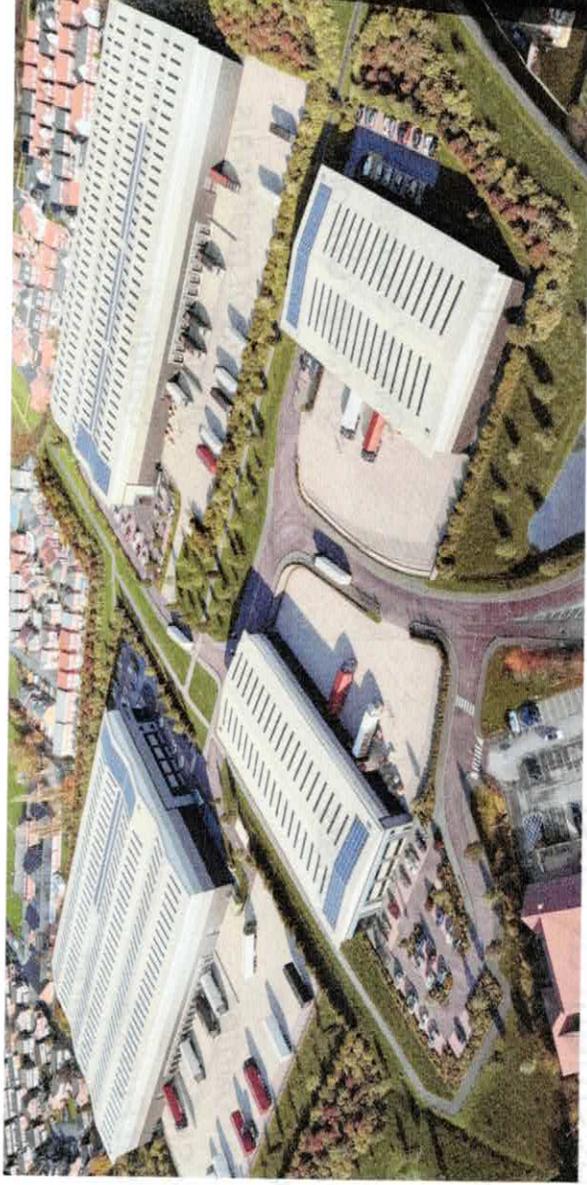




<b>Number</b>	<b>Date</b>	<b>Notes</b>
1	11/03/2025	Donation - £250 - Local bowling club for wind damaged shelte

**Funds confirmed received date**  
Email - Tue 11/03/2025 21:28

# Tanro – Astley Business Park Dust Management Plan



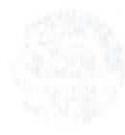
## Assessment of Dust

### Earth Works – Causes

- Vehicle Movements
- Delivery of dusty materials
- Stockpiles
- Vehicle Loading
- Muck Shifting
- Exhaust Fumes
- Type 1 installation

### Construction – Causes

- Skips/ Storage
- Cutting/ Grinding/ Scabbling
- Deliveries
- Mixing of materials
- Welding
- Sanding







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## Mitigation measures – Earth Works

**Install hard standing early where possible** – Our aim is to get the hardstanding to the external areas in as quickly as possible. Our first task on site is to get the permanent access road tarmac in and use this to gain access to the site. Once we have the tarmac in this gives us a maintainable surface to which we can reduce the dust omitted.

**Clean regularly, jetwash** – Once the tarmac road has been installed we can regularly setup road sweeper to maintain and clean the road. If necessary, we will setup a jetwash at the exit gate to clean the wheels of vehicles as they leave site. We don't envisage a jetwash being required.

**Plan route away from vehicle's schools** – As part of the planning for the site the main route into the plot is situated away from the site boundaries with the vehicle's/ school. The benefit of this to us during the construction process is that the disruption caused as vehicles enter and leave site is kept to a minimum.

**Machines to be turned off when not in use – signs required** – When site equipment is not in use the drivers have been instructed to switch off engines and not left in idle to reduce the emissions/ noise.

**Tractor bowser to be used during earth works** – During the early earthworks package there will be various machines moving/ modelling the ground to enable the superstructure to commence. During this period where ground becomes dry and dust generated, we will look to utilise a tractor with a water bowser to ensure the ground is kept damp and avoid unnecessary dust.

**Powdered materials to be appropriately stored** – There will be a need to store some powdered materials on site. We will ensure that these are transported to site correctly and stored correctly in the appropriate manner.

**Install bunds to protect neighbours from dust** – As part of the final scheme for the project we are to install topsoil planted bunds to the perimeter of the site where we back onto residents. Our plan is to get these works installed early to act as a barrier from a noise and dust point of view.

**Top soil bunds planted / capped** – We would look to plant/ cap the bunds early to prevent the spread of dust from these to the residents.

**Stabilise ground to areas ASAP** – When carrying out the earth works our aim to complete the cement stabilisation as early as possible to reduce the amounts of dust becoming airborne.

## Mitigation measures – Construction

**Dampen down** – On days where the ground is particularly dry we will look dampen down areas to reduce the amount of airborne dust.

**Vehicle wheel wash** - We will have a gateman on site who will assess the state of a vehicles wheels as they leave site. He will have a jetwash on hand to clean the wheels as required.

**Restrict/ plan deliveries to a minimum** – During the planning phase of the build and throughout we will look to reduce the amount of deliveries entering and leaving site. This in turn will reduce the amount of emissions being produced and reduce the amount of dust being generated around the site.

**Generator set away from Boundary** – We are looking to utilise a permanent hardwired electrical connection during the construction phase. The benefit of this is that emissions, noise and fumes are reduced as the alternative is a generator. For a short period of time during the early stages of the project there will be a requirement for a generator whilst the permanent connection is processed. During this time the generator will be situated away from the site boundary, regularly maintained and turned off when not in use.

**Lower speed limits** – Site speed limits are set low with the aim to reduce the amount of dust being produced as site vehicles travel around the site.

**Deliveries covered when entering/ leaving site** – All deliveries carrying dusty materials entering/ leaving site are required to be covered. Only once the material is ready to tip is the cover taken off and dispersed. We will look to where possible avoid tipping of materials near the site boundaries and where possible look to dampen down material as it is tipped.

**Waste from skips to be removed ASAP** – During the construction phases we will look to remove skips from site at our earliest convenience. This will prevent waste and dust being spread should the conditions turn windy.

**Enclosed skip to be used** – Where possible we will look to utilise enclosed skips to house waste on site. These will also be located away from the site boundary.

**Proprietary hepa filtered vacuums installed to joinery and sanding machines internally** - During the fit out phase woodworking/ sanding machines will be fitted with hepa filtered dust extractors to reduce the amount of dust emitted into the air.

**Site notice board with information of who to speak to in event of a complaint** – At the entrance to site we have a notice board informing visitors/ locals of our current/ planned works. Also, here we have details of who they need to contact in the event of a complaint to the site.

## Monitoring

As part of our daily checks we will monitor the noise and dust emissions form site. Where we deem there may be an issue we will carry out Dust and Noise monitoring. The results of which will be recorded and laid out within this plan





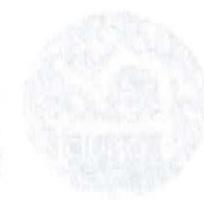
## Current Action

We will include evidence of the dust control measures we are implementing on site.

Construction site

Construction site

Construction site





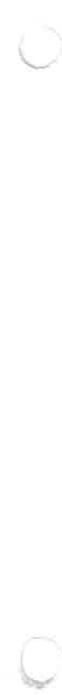
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# Complaints register

This is compiled and stored electronically. Please speak to the Site Manager to review the complaints register.

Document is a copy of the original document and is not for use in any legal proceedings.

COMMENTS



**Box 9: Additional Factors to Consider when Determining the Sensitivity of the Area**

- any history of dust generating activities in the area;
- the likelihood of concurrent dust generating activity on nearby sites;
- any pre-existing screening between the source and the receptors;
- any conclusions drawn from analysing local meteorological data which accurately represent the area; and if relevant the season during which the works will take place;
- any conclusions drawn from local topography;
- duration of the potential impact, as a receptor may become more sensitive over time; and
- any known specific receptor sensitivities which go beyond the classifications given in this document.

**Table 2: Sensitivity of the Area to Dust Soiling Effects on People and Property <sup>a b</sup>**

Receptor Sensitivity	Number of Receptors	Distance from the Source (m) <sup>c</sup>			
		<20	<50	<100	<350
High	>100	High	High	Medium	Low
	10-100	High	Medium	Low	Low
	1-10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

<sup>a</sup> The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout. See **STEP 2B, Box 6** and **Box 9**.

<sup>b</sup> Estimate the total number of receptors within the stated distance. Only the *highest level* of area sensitivity from the table needs to be considered. For example, if there are 7 high sensitivity receptors <20 m of the source and 95 high sensitivity receptors between 20 and 50 m, then the total of number of receptors <50 m is 102. The sensitivity of the area in this case would be high.

<sup>c</sup> For trackout, the distances should be measured from the side of the roads used by construction traffic. Without site-specific mitigation, trackout may occur from roads up to 500 m from large sites, 200 m from medium sites and 50 m from small sites, as measured from the site exit. The impact declines with distance from the site, and it is only necessary to consider trackout impacts up to 50 m from the edge of the road.

Table 3: Sensitivity of the Area to Human Health Impacts <sup>a b</sup>

Receptor Sensitivity	Annual Mean PM <sub>10</sub> concentration <sup>c</sup>	Number of Receptors <sup>d</sup>	Distance from the Source (m) <sup>e</sup>				
			<20	<50	<100	<200	<350
High	>32 µg/m <sup>3</sup> (>18 µg/m <sup>3</sup> in Scotland)	>100	High	High	High	Medium	Low
		10-100	High	High	Medium	Low	Low
		1-10	High	Medium	Low	Low	Low
	28-32 µg/m <sup>3</sup> (16-18 µg/m <sup>3</sup> in Scotland)	>100	High	High	Medium	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	High	Medium	Low	Low	Low
	24-28 µg/m <sup>3</sup> (14-16 µg/m <sup>3</sup> in Scotland)	>100	High	Medium	Low	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	<24 µg/m <sup>3</sup> (<14 µg/m <sup>3</sup> in Scotland)	>100	Medium	Low	Low	Low	Low
		10-100	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Medium	>32 µg/m <sup>3</sup> (>18 µg/m <sup>3</sup> in Scotland)	>10	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	28-32 µg/m <sup>3</sup> (16-18 µg/m <sup>3</sup> in Scotland)	>10	Medium	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	24-28 µg/m <sup>3</sup> (14-16 µg/m <sup>3</sup> in Scotland)	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
<24 µg/m <sup>3</sup> (<14 µg/m <sup>3</sup> in Scotland)	>10	Low	Low	Low	Low	Low	
	1-10	Low	Low	Low	Low	Low	
Low	-	≥1	Low	Low	Low	Low	Low

<sup>a</sup> The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout. See **STEP 2B, Box 7** and **Box 9**.

<sup>b</sup> Estimate the total within the stated distance (e.g. the total within 350 m and not the number between 200 and 350 m), noting that only the **highest level** of area sensitivity from the table needs to be considered. For example, if there are 7 high sensitivity receptors <20 m of the source and 95 high sensitivity receptors between 20 and 50 m, then the total of number of receptors <50 m is 102. If the annual mean PM<sub>10</sub> concentration is 29 µg/m<sup>3</sup>, the sensitivity of the area would be high.

<sup>c</sup> Most straightforwardly taken from the national background maps, but should also take account of local sources. The values are based on 32 µg/m<sup>3</sup> being the annual mean concentration at which an exceedence of the 24-hour objective is likely in England, Wales and Northern Ireland. In Scotland there is an annual mean objective of 18 µg/m<sup>3</sup>.

<sup>d</sup> In the case of high sensitivity receptors with high occupancy (such as schools or hospitals) approximate the number of people likely to be present. In the case of residential dwellings, just include the number of properties.

<sup>e</sup> For trackout, the distances should be measured from the side of the roads used by construction traffic. Without site-specific mitigation, trackout may occur from roads up to 500 m from large sites, 200 m from medium sites and 50 m from small sites, as measured from the site exit. The impact declines with distance from the site, and it is only necessary to consider trackout impacts up to 50 m from the edge of the road.

Table 4: Sensitivity of the Area to Ecological Impacts <sup>a b</sup>

Receptor Sensitivity	Distance from the Source (m) <sup>c</sup>	
	<20	<50
High	High	Medium
Medium	Medium	Low
Low	Low	Low

<sup>a</sup> The sensitivity of the area should be derived for each of the four activities: demolition, construction, earthworks and trackout and for each designated site. See **STEP 2B, Box 8** and **Box 9**.  
<sup>b</sup> Only the highest level of area sensitivity from the table needs to be considered.  
<sup>c</sup> For trackout, the distances should be measured from the side of the roads used by construction traffic. Without site-specific mitigation, trackout may occur from roads up to 500 m from large sites, 200 m from medium sites and 50 m from small sites, as measured from the site exit. The impact declines with distance from the site.

Table 5: Example of the Outcome of Defining the Sensitivity of the Area

Potential Impact	Sensitivity of the Surrounding Area			
	Demolition	Earthworks	Construction	Trackout
Dust Soiling	High	High	High	Medium
Human Health	High	High	High	High
Ecological	Medium	Medium	Low	Low

#### 7.4 STEP 2C - Define the Risk of Impacts

The dust emission magnitude determined at **STEP 2A (Section 7.2)** should be combined with the sensitivity of the area determined at **STEP 2B (Section 7.3)** to determine the *risk* of impacts with no mitigation applied. The matrices in **Table 6, Table 7, Table 8** and **Table 9** provide a method of assigning the level of risk for each activity. This should be used to determine the level of mitigation that must be applied. Mitigation is discussed in **STEP 3 (Section 8)**. For those cases where the risk category is 'negligible', no mitigation measures beyond those required by legislation will be required.

Table 6: Risk of Dust Impacts - Demolition

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Medium Risk
Medium	High Risk	Medium Risk	Low Risk
Low	Medium Risk	Low Risk	Negligible

Table 7: Risk of Dust Impacts - Earthworks

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Table 8: Risk of Dust Impacts - Construction

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

Table 9: Risk of Dust Impacts - Trackout

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Low Risk	Negligible
Low	Low Risk	Low Risk	Negligible

The risk of dust impacts for the four activities can usefully be summarised in a table. An example of a completed risk table is provided in Table 10.

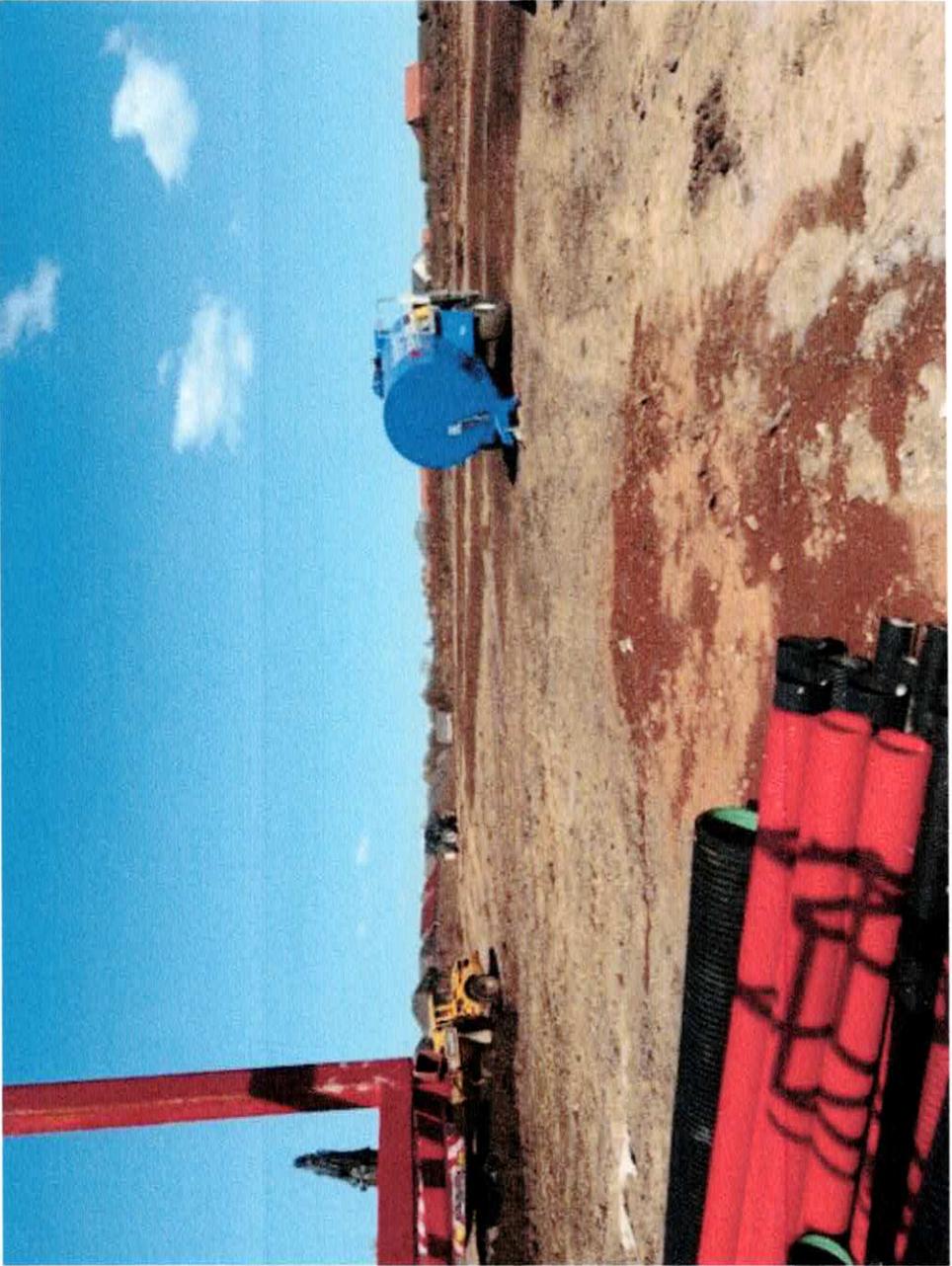
Table 10: Example of a Summary Dust Risk Table to Define Site-Specific Mitigation

Potential Impact	Risk			
	Demolition	Earthworks	Construction	Trackout
Dust Soiling	High Risk	High Risk	Low Risk	Medium Risk
Human Health	High Risk	Medium Risk	Low Risk	Medium Risk
Ecological	Negligible	Negligible	Negligible	Negligible



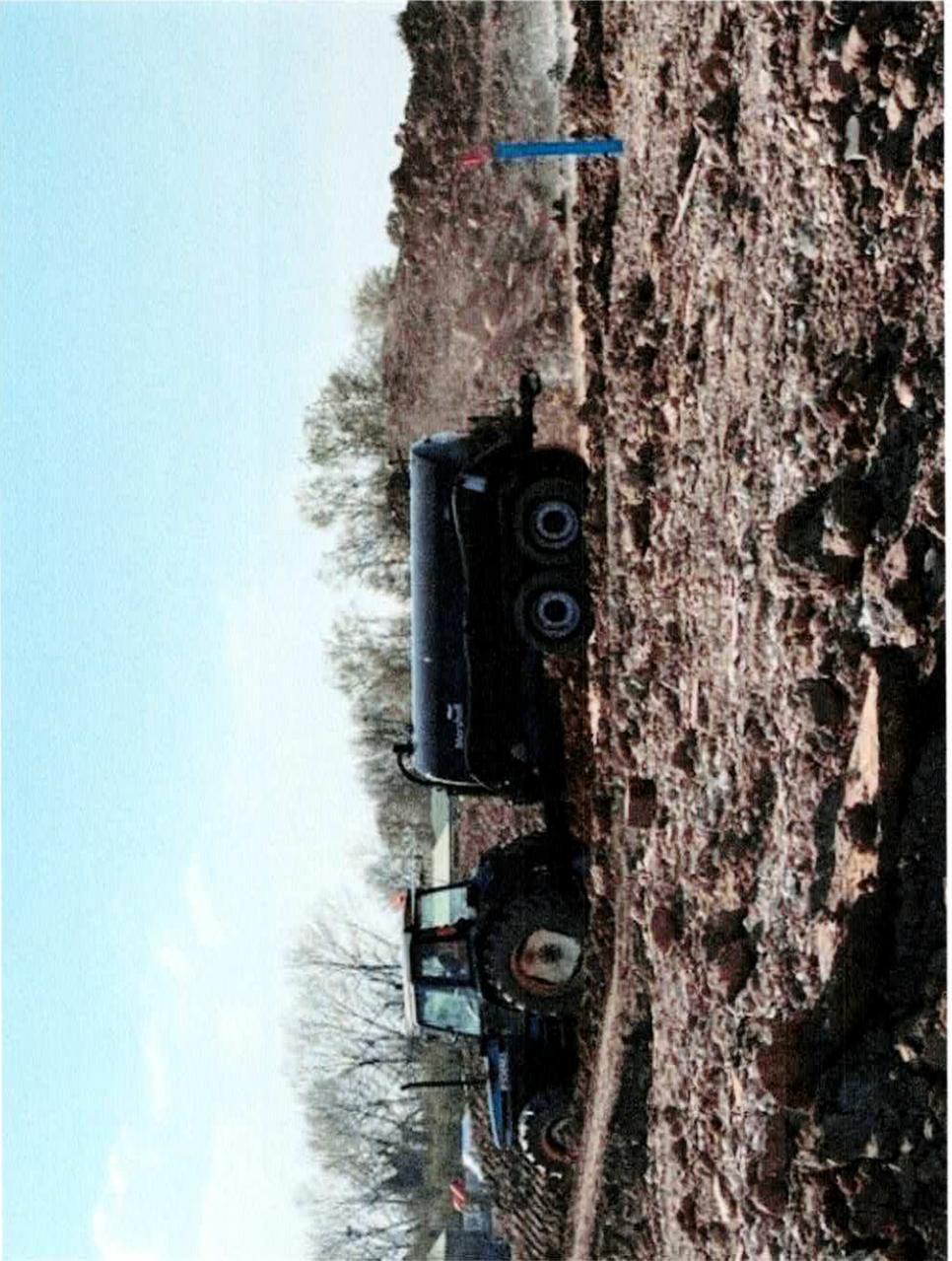
## Current Action

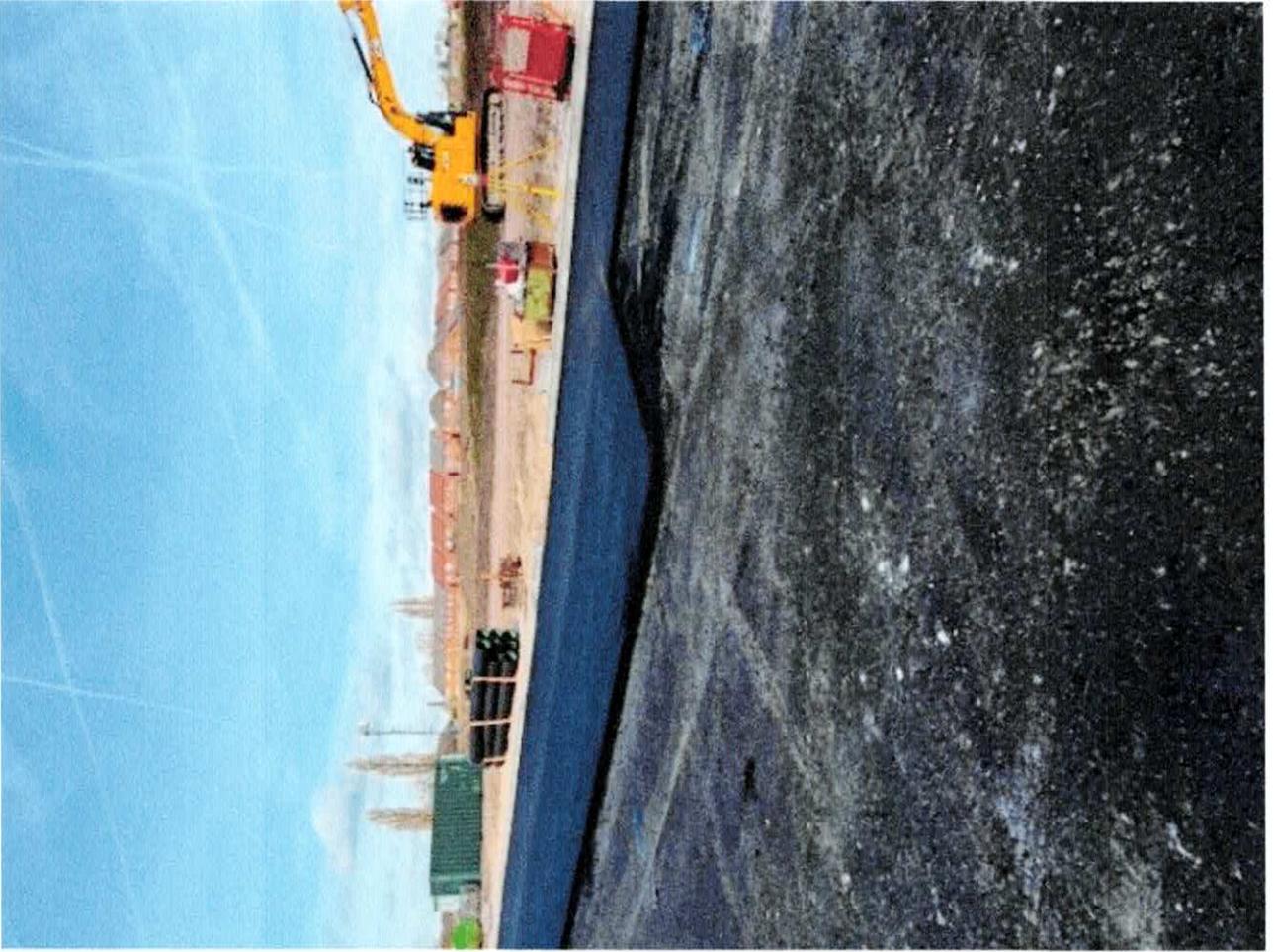
We will include evidence of the dust control measures we are implementing on site.

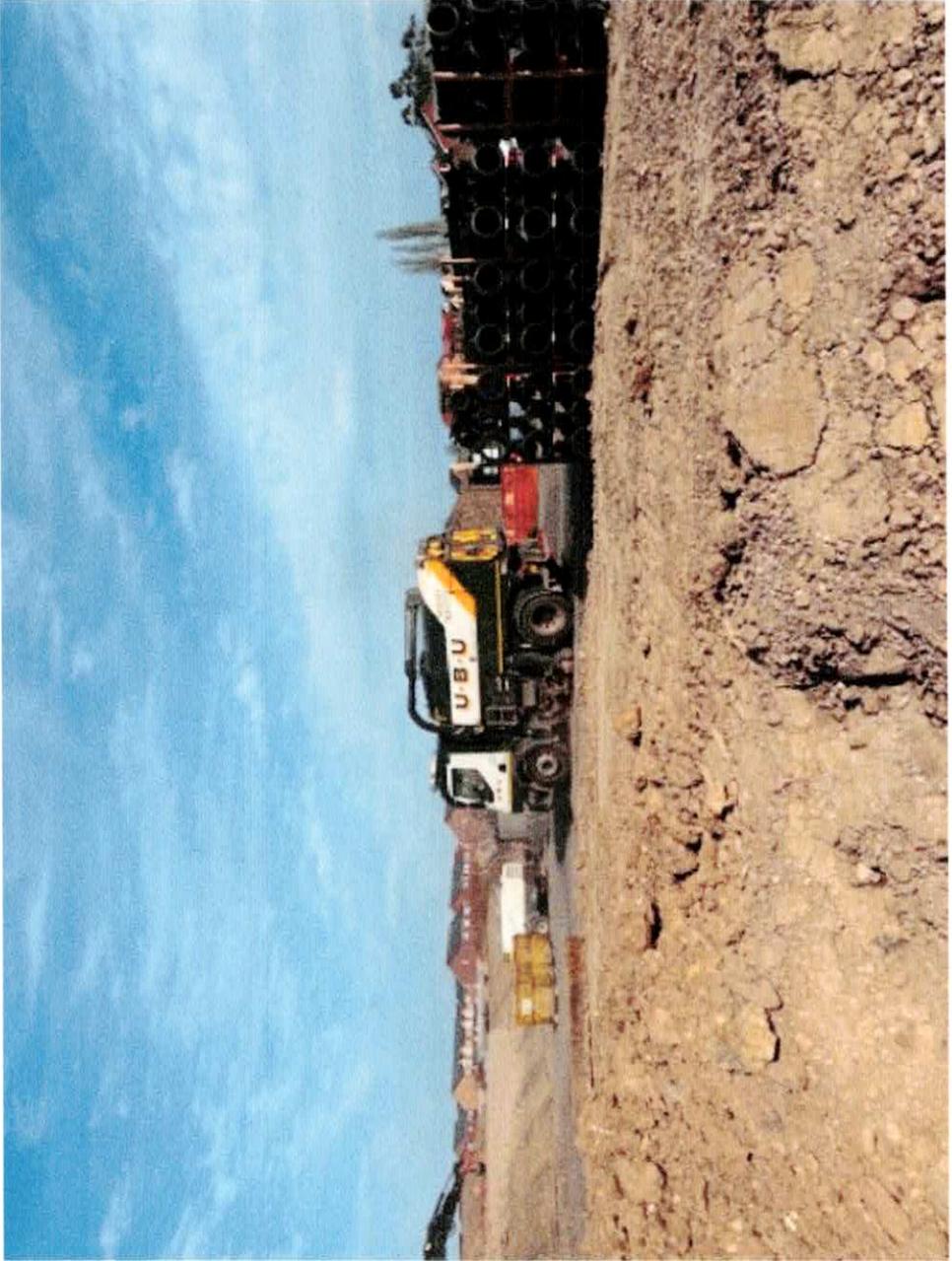


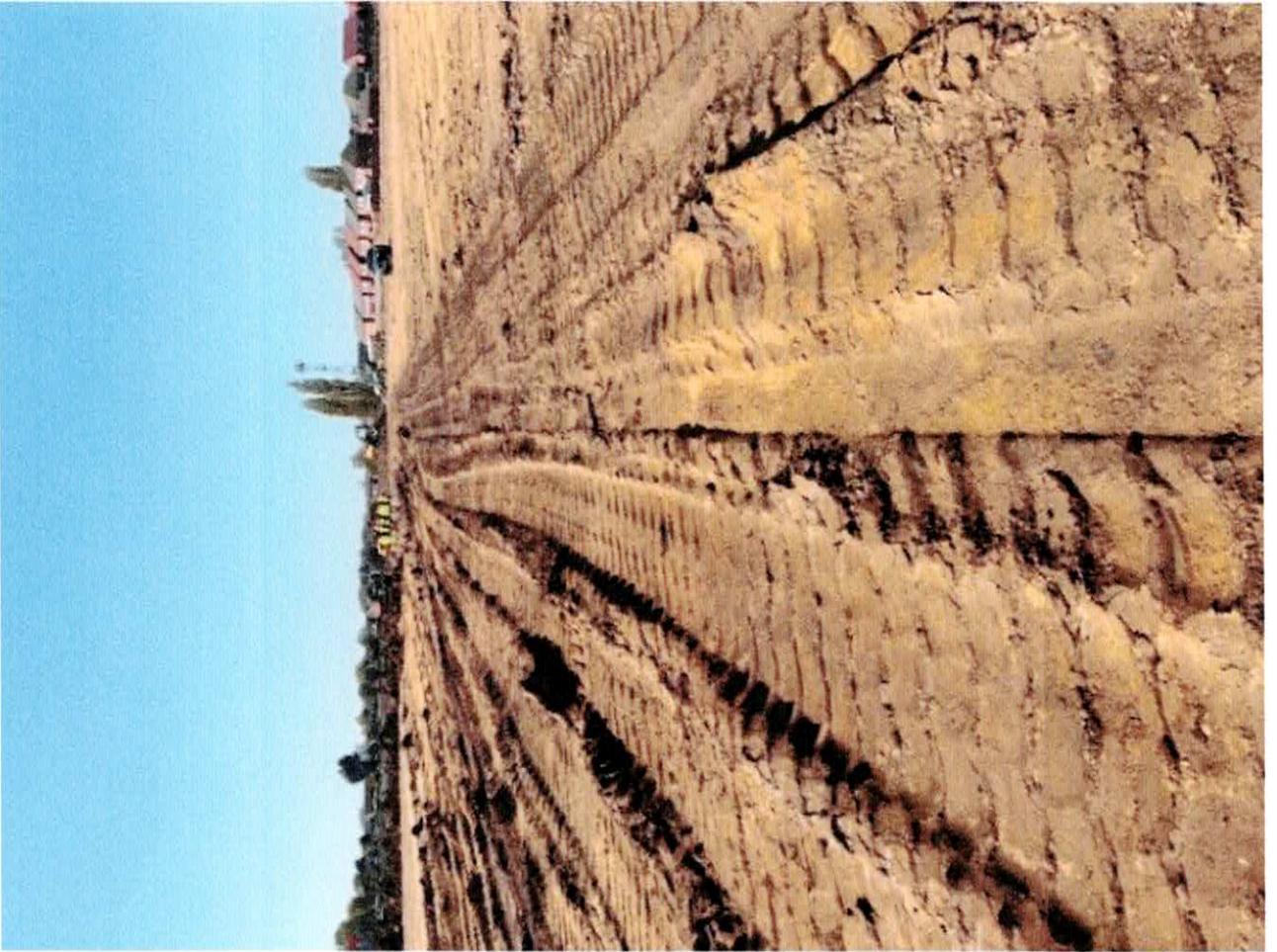












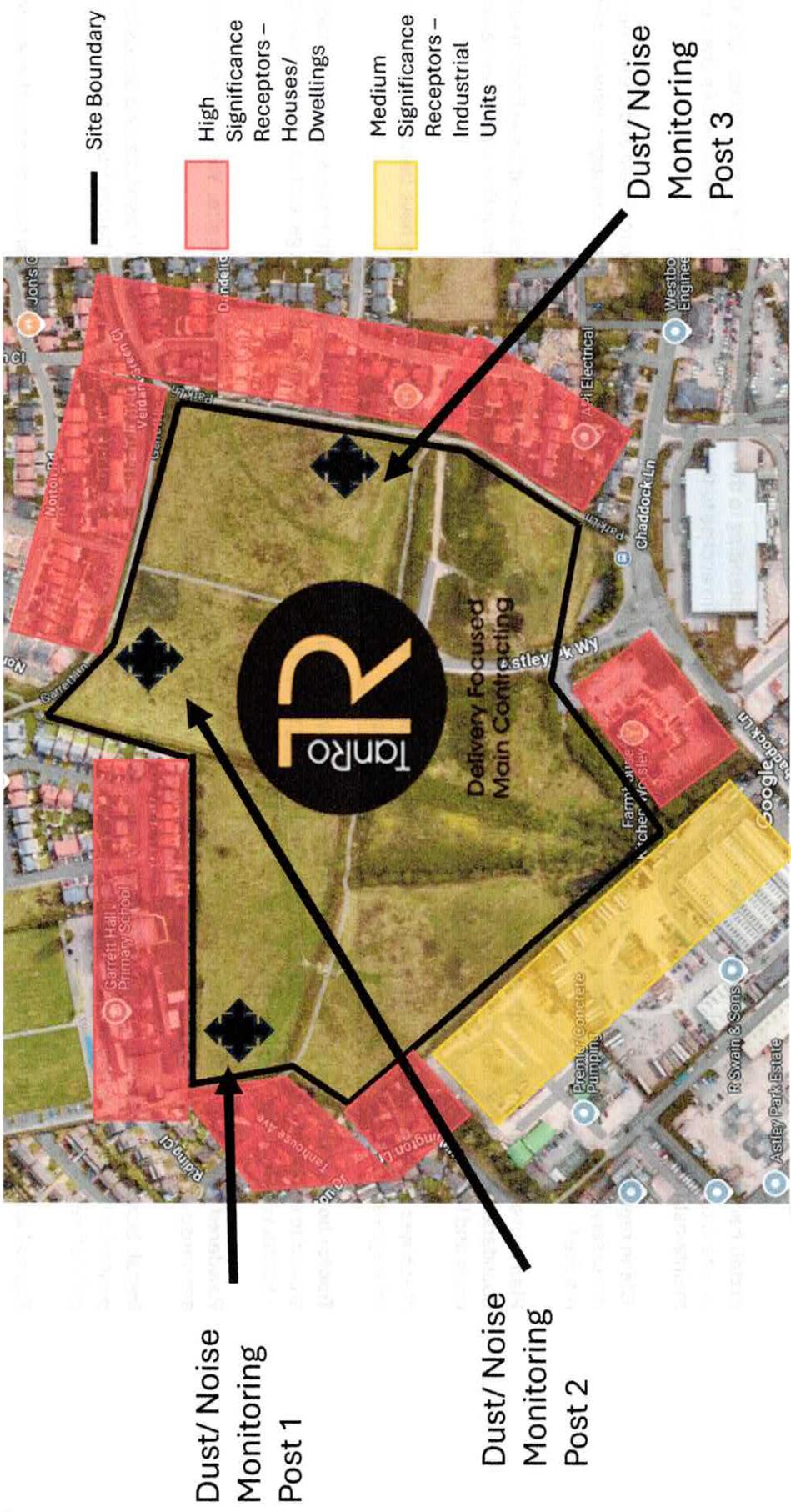


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## Monitoring

As part of our daily checks we will monitor the noise and dust emissions form site. Where we deem there may be an issue we will carry out Dust and Noise monitoring. The results of which will be recorded and laid out within this plan

# Human Receptors



Dust/ Noise Monitoring Post 1

Dust/ Noise Monitoring Post 2

Dust/ Noise Monitoring Post 3

Site Boundary

High Significance Receptors – Houses/ Dwellings

Medium Significance Receptors – Industrial Units

Mapbox weather – Early Works

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 16 May 2025 16:00  
**To:** [REDACTED]  
**Subject:** RE: Astley Business Park

Good afternoon [REDACTED]

Thank you very much for the documents.

I've had a discussion with the Principal Planner and Environmental Protection Officer about the CEMP and my findings.

It seems like you are doing everything possible to manage the dust issue, however, there were a couple of points raised:

- A contact number or email needs to be provided for a site contact on the Community Notice Board
- Any stockpiles of materials/earth/aggregate etc need to be sheeted together with any open top vehicles
- Any stockpiles of earth need to be dampened down
- Any vehicles exiting the site onto residential streets need to have their wheels washed

We all understand the difficulty managing dust when the weather is dry and windy so are fully aware that it will never be 100% eliminated.

Also, could you please let me know what the results were from your walkabout of the residential streets and if/what action will be taken?

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS

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**From:** [REDACTED]  
**Sent:** 15 May 2025 16:03  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Astley Business Park

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good afternoon [REDACTED]

Thankyou for your time today. Please find attached the dust management plan that we showed you on site today, let me know if there is any further information you require.

My phone number is below, please get in touch of there is anything else I can assist with.

**Kind Regards**

[REDACTED]  
**Project Manager**



Delivery Focused Main Contracting

# WE HAVE MOVED

*Call in and see us at our new offices*

**Unit N, Ivanhoe Business Park, Ashby De La Zouch,  
Leicester, England, LE65 2AB**



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TanRo Limited is registered in England and Wales. Registered number 12879205

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 16 May 2025 16:00  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi [REDACTED]

Al sounds good to me. It will be worth mentioning those suggestions in the email just in case they are still struggling to control the dust into next week.

Last time I heard this weather is meant to end by the end of next week, so see how we get on afterwards.

If you need anything else please let me know.

Have a good weekend  
[REDACTED]

[REDACTED]  
**Environmental Protection Officer**  
**Places: Environment**  
**Wigan Council**  
**Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ**  
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**From:** [REDACTED]  
**Sent:** 16 May 2025 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Good afternoon Declan,

Just to answer your points which were in red:

- The site is being dampened down in various areas, including dusty areas closest to residential properties – this was witnessed by myself and [REDACTED] and confirmed by management – as per attached Dust Management Plan
- The water container should be installed within the next 7 days
- I did see the log and have attached it. Complaints have been made face to face and management have spoken directly with complainants to explain what actions were being taken – as per attached Dust/Noise/Fence Complaints doc
- Monitoring is done 3 times a day but I did not ask by whom – dust and noise monitoring report attached

I also saw vehicles leave and enter the site which were covered/sheeted but cannot comment on whether any stockpiles were covered/sheeted as it wasn't something I noticed, however, I will mention this in my email to the site manager. I also did not ask about dampening stockpiles – again, happy to mention it.

Thank you

[REDACTED]  
**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]  
**Postal Address:**

Wigan Council, Places Directorate, Economy and Skills

Wigan Life Centre, PO Box 100, Wigan, WN1 3DS

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**From:** [REDACTED]

**Sent:** 16 May 2025 11:01

**To:** [REDACTED]

**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Can you please pick out the relevant elements below that [REDACTED] has said can be/should be done to comply with the CEMP and put these in writing to your contact before you finish up?

Can you send me a copy of everything you send over to the site manager today, just in case we need this whilst you're off.

Thanks

**Principal Planning Officer - Majors**

**Place Directorate**

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

**Telephone:**

**Mobile:**

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**From:**

**Sent:** 16 May 2025 10:36

**To:**

**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi Both

Just following up after a review of the CEMP.

Based on the construction timescale given in the CEMP, I am assuming we are still at/ towards the end of the earthworks. This is usually when most dust is being generated, as there is aggregate and materials being stored, moved around, vehicles in and out. Seems this has timed poorly with the weather.

Based on the below from [REDACTED], it does seem that the core elements of the CEMP are being adhered to.

The only thing I can think of that hasn't been mentioned below - in Section 6.14 of the CEMP, are the vehicles carrying materials being sheeted on site?

This could also be applied to any stockpiles of aggregates on site that are not being used immediately, throwing some tarp or sheeting over these could reduce dusts further. They do mention dampening stockpiles in Section 6.14, did they mention this on site?

Overall, the key elements they need to focus on in weather like this will be dampening down site, sweeping road/tracks, dampening during the earthworks etc. Just a matter of keeping on top of it and monitoring any particular areas that may be causing issues – e.g areas close to the residential, stockpiles of materials/aggregates, tipping trucks etc. Also a good idea to focus on the areas at the entrance to site and on the streets outside to minimise any trackout of dust from vehicles, and also a visual confirmation for the complainants that they are attempting to resolve any issues off site.

From what [REDACTED] says below, seems the site management is on top of it and the CEMP being followed, but it is more difficult when the weather is like it is and needs more consideration and monitoring than normal.



Places: Environment

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

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**From:** [REDACTED]

**Sent:** 16 May 2025 09:34

**To:** [REDACTED]

**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Thanks [REDACTED] did you get some photos of the surrounding streets? See other points below in red. Are there any statements within the CEMP that aren't being adhered to at the minute?

[REDACTED] do you think there is anything else they could be doing at the minute especially given the weather?

Thanks

[REDACTED]

**Principal Planning Officer - Majors**

**Place Directorate**

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

**Telephone:** 01942 489099

**Mobile:** 07587 965789

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---

**From:** [REDACTED]

**Sent:** 16 May 2025 08:51

**To:** [REDACTED]

**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Good morning [REDACTED]

I have been out to site yesterday and spoke with [REDACTED] site manager and [REDACTED] [REDACTED] – project manager.

The following measures are in place which comply with the CEMP:

- Information board at the entrance to the site which contains information about the site with Dan's details
- Dampening down equipment is being used on site – **How much, as part of the complaint is that only one area of dampening down is in effect**
- 10,000L water container is to be installed so that vehicles don't need to go off site to collect water – **when?**
- Mains water connection
- Large bunds installed at site boundary to minimise dust and noise
- Hardstanding is being installed first (this is usually installed last) which is likely to get damaged and cost the developer extra to repair – **when?**
- Complaints logging and management procedure in place – **Did you see the log? How many complaints had been registered? What is the management procedure?**
- Dust and noise levels are being monitored throughout the day – **by who and how often?**

In terms of the dust, I have attached the Dust Management Plan and other associated documents. **Are they in compliance with this?**

I also mentioned the provision of street cleaning, which [REDACTED] and [REDACTED] were very receptive to and said they will have a walk down the neighbouring streets to assess the situation.

I did not find any breaches of the CEMP and the developer is going above and beyond to ensure that the local community is protected.

Thank you

[REDACTED]  
**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]  
**Postal Address:**

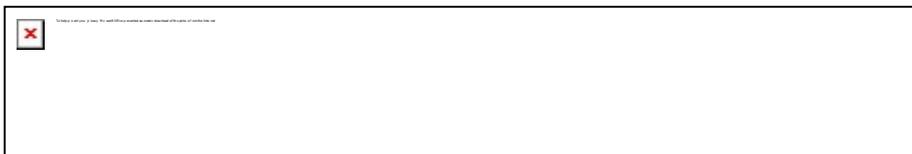
Wigan Council, Places Directorate, Economy and Skills

Wigan Life Centre, PO Box 100, Wigan, WN1 3DS

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---

**From:** [REDACTED]  
**Sent:** 15 May 2025 14:13  
**To:** [REDACTED]  
**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi [REDACTED]

Just wanted to put this on your radar given David's email below.

[REDACTED] is investigating a potential breach of the approved CEMP and we may need your team's assistance in trying to resolve this.

[REDACTED] please can you copy [REDACTED] into your findings from site this afternoon.

Thanks

[REDACTED]  
**Principal Planning Officer - Majors**

**Place Directorate**

**Based:** Wigan Life Centre (South Site) – Second Floor  
[REDACTED]

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[www.twitter.com/wiganCouncil](https://www.twitter.com/wiganCouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Sent:** 14 May 2025 15:20  
**To:** [REDACTED]  
**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Thanks, I think we've got enough commentary from the residents, and I can well imagine there being an issue given how dry it's been. Can a site visit be done please, perhaps including a look at the surrounding area, state of cars etc, and ideally with EP in tow.

Our update can say we're investigating through enforcement, and then we can update them all further as complainants on the enforcement case.

Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)  
[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** [REDACTED]  
**Sent:** 14 May 2025 14:36  
**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi David,

We have an enforcement complaint on the same subject and from a different local resident so I can add this to that complaint also.

I'll arrange a call with EP to discuss matters further but in cases like this, a site visit can be arranged to check compliance on the spot, but we would usually ask the complainant to submit some evidence to help us take the developer to task if appropriate.

Are you comfortable with this approach given this complaint has been made through the MP as well as the Leader.

Regards,

[REDACTED]  
**Principal Planning Officer - Majors**

**Place Directorate**

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

[REDACTED]  
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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Sent:** 14 May 2025 11:33  
**To:** [REDACTED]  
**Cc:** Member Enquiries <[Me@wigan.gov.uk](mailto:Me@wigan.gov.uk)>; [REDACTED] <[REDACTED]>  
**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi [REDACTED]

The enquiry below has come in from Councillor [REDACTED] via the Leader's office – one of your previous cases.

Could you pick up with Environmental Protection colleagues please as regards compliance with the approved Construction Environmental Management Plan, and feed back to Councillor [REDACTED]

Thanks  
David

**David Proctor**

**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)

[www.wigan.gov.uk](http://www.wigan.gov.uk)

[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

From: [REDACTED] <[REDACTED]>

Sent: 14 May 2025 11:05

To: [REDACTED] Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

Subject: FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi Leader,

Thanks for sharing, and David, is this something that would be picked up as part of the Planning process, as I assume it's a development subject to Planning?

Thanks

[REDACTED]

[REDACTED]

**Assistant Director-Infrastructure and Regulatory Services**

Environment Directorate

Wigan Council

Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

[REDACTED]

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[www.facebook.com/WiganCouncilOnline#](https://www.facebook.com/WiganCouncilOnline#)



---

From: [REDACTED]  
Sent: 14 May 2025 10:45  
To: [REDACTED]  
Subject: FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

FYI

---

From: [REDACTED]  
Sent: 14 May 2025 10:28  
To: Member Enquiries <[Me@wigan.gov.uk](mailto:Me@wigan.gov.uk)>  
Cc: [REDACTED]  
Subject: Fw: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi can the Council please look at this very serious matter and will you please contact Mr Meredith please see attached email  
Thanks Cllr [REDACTED]  
Sent from [Outlook for Android](#)

---

From: [REDACTED]  
Sent: Wednesday, May 14, 2025 9:41:52 am  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good Morning

I would like to draw your attention to a serious problem regarding clouds of thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of Applewood farm. This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.

[REDACTED] along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.

I jet washed my garden and conservatory on Saturday to arrive home from work yesterday to find my house and garden covered in this thick brown dust i was so furious i went straight round to see the site manager and ask what they were doing to address the problem to be told they have one water bowser that is trying to damp down which is totally inadequate and told him i will get onto our local MP and councillors.

There is now a big uproar on the Absolute Astley page as every one is being made to suffer we didnt ask for this and it should not be impacting our daily lives as we have become prisoners in our own homes.

I look forward to a quick response regarding finding a solution to this ongoing issue.

[REDACTED]

>><<



[REDACTED]

---

**From:** DMenquiries  
**Sent:** 19 May 2025 14:13  
**To:** [REDACTED]planningenforcement  
**Cc:** DMenquiries  
**Subject:** FW: \*Priority\* - New Councillor enquiry MEM039761  
**Attachments:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm refv39761; RE: Complaint on behalf of constituent, [REDACTED]  
**Categories:** [REDACTED]

Hi,

Another ME/MP enquiry for the development site at Astley Park Way.

Thank you

- Last name: [REDACTED]
- First name: Councillor [REDACTED]
- Email address: [REDACTED]
- Telephone Number: [REDACTED]
- Please give your enquiry a title: Site Development A/23/96226
- Enquiry description: We and people in the Garrett Hall area are subject to the most horrendous environmental pollution at this time with the total development of the fields. The dust created by this heavy machine work is horrendous. The exterior of houses is covered in this brown dust, which is getting into the insides as well and necessitating the wiping down and cleaning of rooms several times a day to keep on top of this severe problem. Just look at Facebook if you need any corroboration. It is impossible to open any windows, you cannot sit in your garden as plumes of dense dust are constantly enveloping your home. We feel totally isolated. Both Carole and I are experiencing irritated bronchial symptoms caused by this pollution an issue being expressed by neighbours also.

Something needs doing urgently the site is operating in breach of Health and Safety issues in respect of dust suppression and my next point of complaint is to the H & S Executive.

- Location: <https://google.co.uk/maps/place/53.5051927,-2.4465808>
- Constituent's contact details: [REDACTED]
- SLA target date: 29/05/2025

[REDACTED]  
Business Support Officer  
Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ  
[REDACTED]

---

**From:** Wigan Council  
**Sent:** 15 May 2025 07:36

To: DMenquiries

Subject: \*Priority\* - New Councillor enquiry MEM039761

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

A new Councillor enquiry has been assigned to your service.

Enquiry Description

**We and people in the Garrett Hall area are subject to the most horrendous environmental pollution at this time with the total development of the fields. The dust created by this heavy machine work is horrendous. The exterior of houses is covered in this brown dust, which is getting into the insides as well and necessitating the wiping down and cleaning of rooms several times a day to keep on top of this severe problem. Just look at Facebook if you need any corroboration. It is impossible to open any windows, you cannot sit in your garden as plumes of dense dust are constantly enveloping your home. We feel totally isolated. Both [REDACTED] and I are experiencing irritated bronchial symptoms caused by this pollution an issue being expressed by neighbours also.**

**Something needs doing urgently the site is operating in breach of Health and Safety issues in respect of dust suppression and my next point of complaint is to the H & S Executive.**

Additional notes from Member Enquiries Team

[Please log on to CXM immediately](#) and acknowledge you have received this enquiry by selecting the 'In progress' button.

Please provide details of your resolution within 7 working days via the 'Resolution update' button.

Assigned to wrong service

If you feel that this enquiry has been assigned to the wrong service, [please log on to CXM](#) and select the '**Reassign enquiry**' button, providing any relevant details.

Putting an enquiry on hold

If you need to put the enquiry on hold, please [log on to CXM](#) and select the '**On Hold**' button, providing reasons for putting on hold along with an anticipated-on hold end date.

Please keep the member updated on the progress of their enquiry through the [enquiry timeline](#).

Kind regards

**Member Enquiries and Corporate Complaints Team**

>><<

[REDACTED]

---

**From:** DMenquiries  
**Sent:** 19 May 2025 14:13  
**To:** [REDACTED] planningenforcement  
**Cc:** DMenquiries  
**Subject:** FW: \*Priority\* - New Councillor enquiry MEM039761  
**Attachments:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm refv39761; RE: Complaint on behalf of constituent, [REDACTED]

Hi,

Another ME/MP enquiry for the development site at Astley Park Way.

Thank you

- Last name: [REDACTED]
- First name: Councillor [REDACTED]
- Email address: [REDACTED]
- Telephone Number: [REDACTED]
- Please give your enquiry a title: Site Development A/23/96226
- Enquiry description: We and people in the Garrett Hall area are subject to the most horrendous environmental pollution at this time with the total development of the fields. The dust created by this heavy machine work is horrendous. The exterior of houses is covered in this brown dust, which is getting into the insides as well and necessitating the wiping down and cleaning of rooms several times a day to keep on top of this severe problem. Just look at Facebook if you need any corroboration. It is impossible to open any windows, you cannot sit in your garden as plumes of dense dust are constantly enveloping your home. We feel totally isolated. Both Carole and I are experiencing irritated bronchial symptoms caused by this pollution an issue being expressed by neighbours also.

Something needs doing urgently the site is operating in breach of Health and Safety issues in respect of dust suppression and my next point of complaint is to the H & S Executive.

- Location: <https://google.co.uk/maps/place/53.5051927,-2.4465808>
- Constituent's contact details: [REDACTED]
- SLA target date: 29/05/2025

[REDACTED]  
Business Support Officer  
Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ  
[REDACTED]

---

**From:** Wigan Council <no-reply@wigan.gov.uk>  
**Sent:** 15 May 2025 07:36  
**To:** DMenquiries <DMenquiries@wigan.gov.uk>  
**Subject:** \*Priority\* - New Councillor enquiry MEM039761



A new Councillor enquiry has been assigned to your service.

Enquiry Description

We and people in the Garrett Hall area are subject to the most horrendous environmental pollution at this time with the total development of the fields. The dust created by this heavy machine work is horrendous. The exterior of houses is covered in this brown dust, which is getting into the insides as well and necessitating the wiping down and cleaning of rooms several times a day to keep on top of this severe problem. Just look at Facebook if you need any corroboration. It is impossible to open any windows, you cannot sit in your garden as plumes of dense dust are constantly enveloping your home. We feel totally isolated. Both [REDACTED] and I are experiencing irritated bronchial symptoms caused by this pollution an issue being expressed by neighbours also.

Something needs doing urgently the site is operating in breach of Health and Safety issues in respect of dust suppression and my next point of complaint is to the H & S Executive.

Additional notes from Member Enquiries Team

[Please log on to CXM immediately](#) and acknowledge you have received this enquiry by selecting the 'In progress' button.

Please provide details of your resolution within 7 working days via the 'Resolution update' button.

Assigned to wrong service

If you feel that this enquiry has been assigned to the wrong service, [please log on to CXM](#) and select the 'Reassign enquiry' button, providing any relevant details.

Putting an enquiry on hold

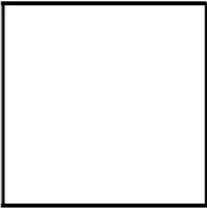
If you need to put the enquiry on hold, please [log on to CXM](#) and select the 'On Hold' button, providing reasons for putting on hold along with an anticipated-on hold end date.

Please keep the member updated on the progress of their enquiry through the [enquiry timeline](#).

Kind regards

**Member Enquiries and Corporate Complaints Team**

>><<



[REDACTED]

---

**From:** DMenquiries  
**Sent:** 19 May 2025 14:13  
**To:** [REDACTED] planningenforcement  
**Cc:** DMenquiries  
**Subject:** FW: \*Priority\* - New Councillor enquiry MEM039761  
**Attachments:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm refv39761; RE: Complaint on behalf of constituent, [REDACTED]  
**Categories:** [REDACTED]

Hi,

Another ME/MP enquiry for the development site at Astley Park Way.

Thank you

- Last name:Roberts
- First name:Councillor [REDACTED]
- Email address [REDACTED]
- Telephone Number: [REDACTED]
- Please give your enquiry a title:Site Development A/23/96226
- Enquiry description:We and people in the Garrett Hall area are subject to the most horrendous environmental pollution at this time with the total development of the fields. The dust created by this heavy machine work is horrendous. The exterior of houses is covered in this brown dust, which is getting into the insides as well and necessitating the wiping down and cleaning of rooms several times a day to keep on top of this severe problem. Just look at Facebook if you need any corroboration. It is impossible to open any windows, you cannot sit in your garden as plumes of dense dust are constantly enveloping your home. We feel totally isolated. Both [REDACTED] and I are experiencing irritated bronchial symptoms caused by this pollution an issue being expressed by neighbours also.

Something needs doing urgently the site is operating in breach of Health and Safety issues in respect of dust suppression and my next point of complaint is to the H & S Executive.

- Location:<https://google.co.uk/maps/place/53.5051927,-2.4465808>
- Constituent's contact details:Stephen Retford
- SLA target date:29/05/2025

[REDACTED]  
Business Support Officer  
Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ  
[REDACTED]

---

**From:** Wigan Council  
**Sent:** 15 May 2025 07:36

To: DMenquiries

Subject: \*Priority\* - New Councillor enquiry MEM039761

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A new Councillor enquiry has been assigned to your service.

Enquiry Description

**We and people in the Garrett Hall area are subject to the most horrendous environmental pollution at this time with the total development of the fields. The dust created by this heavy machine work is horrendous. The exterior of houses is covered in this brown dust, which is getting into the insides as well and necessitating the wiping down and cleaning of rooms several times a day to keep on top of this severe problem. Just look at Facebook if you need any corroboration. It is impossible to open any windows, you cannot sit in your garden as plumes of dense dust are constantly enveloping your home. We feel totally isolated. Both [REDACTED] and I are experiencing irritated bronchial symptoms caused by this pollution an issue being expressed by neighbours also.**

**Something needs doing urgently the site is operating in breach of Health and Safety issues in respect of dust suppression and my next point of complaint is to the H & S Executive.**

Additional notes from Member Enquiries Team

[Please log on to CXM immediately](#) and acknowledge you have received this enquiry by selecting the 'In progress' button.

Please provide details of your resolution within 7 working days via the 'Resolution update' button.

#### Assigned to wrong service

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#### Putting an enquiry on hold

If you need to put the enquiry on hold, please [log on to CXM](#) and select the '**On Hold**' button, providing reasons for putting on hold along with an anticipated-on hold end date.

Please keep the member updated on the progress of their enquiry through the [enquiry timeline](#).

Kind regards

**Member Enquiries and Corporate Complaints Team**

>><<

[REDACTED]

---

**From:** [REDACTED]  
[REDACTED] 20 May 2025 10:01  
**To:** DMenquiries; [REDACTED]  
**Cc:** planningenforcement  
**Subject:** RE: \*Priority\* - New Councillor enquiry MEM039742  
**Attachments:** FW: \*Priority\* - New Councillor enquiry MEM039761

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning,

I think David may want a holding response to go out whilst [REDACTED] is on leave. This complaint is the same as that attached so the following could be sent on both records.

[REDACTED] Please can you go back to site when you return from leave and have a look around some of the neighbouring residential streets to see if the problems have eased a little? Please ask to see the complaints log that the site manager should be keeping and record if there has been any increase/decrease of complaints received.

Please see draft below:

Dear XX

Thank you for your email.

I can confirm that a planning enforcement officer visited the site on Friday 16<sup>th</sup> May 2025. During that visit the Officer spoke at length with the site manager and requested to be shown the various methods which are being used to control dust emissions. The Officer checked these against the approved Construction Environmental Management Plan (CEMP). Having discussed the wider operation with the Council's Environmental Protection Officer, I can confirm that the site is operating in compliance with the CEMP but it was considered that some additional measures could be deployed given that the weather conditions were causing excessive dust emissions from the site, which are likely to decrease once there is a change in the weather conditions.

The enforcement officer has advised the site manager of the additional measures we would like to see put in place and will visit the site again w/c 26<sup>th</sup> May to understand if the issues being experienced by local residents have been alleviated.

Regards

XXX

[REDACTED]  
**Principal Planning Officer - Majors**

**Place Directorate**

**Based:** Wigan Life Centre (South Site) – Second Floor  
[REDACTED]

[REDACTED]  
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[www.twitter.com/wigancouncil](http://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](http://www.facebook.com/WiganCouncilOnline)

---

**From:** DMenquiries  
**Sent:** 19 May 2025 12:41  
**To:** [REDACTED]  
**Cc:** planningenforcement ; DMenquiries  
**Subject:** FW: \*Priority\* - New Councillor enquiry MEM039742

Good afternoon,

Please see Member and MP enquiry below. This is also connected to 39740.

Email from David Proctor attached.

Email from MP Office attached..

DMenquiries – CC [REDACTED] into response. Response also needs to be emailed to MP Wheeler

- Last name: [REDACTED]
  - First name: Councillor [REDACTED]
  - Email address: [REDACTED]
  - Telephone Number: [REDACTED]
  - Please give your enquiry a title: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm
  - Enquiry description: Hi can the Council please look at this very serious matter and will you please contact [REDACTED] please see attached email
- Thanks Cllr [REDACTED]  
Sent from Outlook for Android

---

**From:** [REDACTED]  
**Sent:** Wednesday, May 14, 2025 9:41:52 am  
**To:** [REDACTED]  
**Subject:** Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click

Good Morning

I would like to draw your attention to a serious problem regarding clouds of thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of

Applewodd farm.

This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.

[REDACTED] along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.

I jet washed my garden and conservatory on Saturday to arrive home from work yesterday to find my house and garden covered in this thick brown dust i was so furious i went straight round to see the site manager and ask what they were doing to address the problem to be told they have one water bowser that is trying to damp down which is totally inadequate and told him i will get onto our local MP and councillors.

There is now a big uproar on the Absolute Astley page as every one is being made to suffer we didnt ask for this and it should not be impacting our daily lives as we have become prisoners in our own homes.

I look forward to a quick response regarding finding a solution to this ongoing issue.

[REDACTED]

- Location: <https://google.co.uk/maps/place/>, -
- [REDACTED]
- SLA target date: 29/05/2025

[REDACTED]  
Business Support Officer  
Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ

---

**From:** Wigan Council <[no-reply@wigan.gov.uk](mailto:no-reply@wigan.gov.uk)>  
**Sent:** 16 May 2025 14:42  
**To:** DMenquiries <[DMenquiries@wigan.gov.uk](mailto:DMenquiries@wigan.gov.uk)>  
**Subject:** \*Priority\* - New Councillor enquiry MEM039742

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A new Councillor enquiry has been assigned to your service.

Enquiry Description

**Hi can the Council please look at this very serious matter and will you please contact [REDACTED] please see attached email**

**Thanks Cllr [REDACTED]**

**Sent from Outlook for Android**

---

**From:** [REDACTED]

**Sent:** Wednesday, May 14, 2025 9:41:52 am

**To:** [REDACTED]  
[REDACTED]

**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject: Environmental health and wellbeing issue ASTLEY Business PARK  
Chaddock Lane rear of Applewood Farm**

**You don't often get email from [REDACTED] Learn why this is important**

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

**Good Morning**

**I would like to draw your attention to a serious problem regarding clouds of**

thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of Applewodd farm.

This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.

██████████ along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.

I jet washed my garden and conservatory on Saturday to arrive home from work yesterday to find my house and garden covered in this thick brown dust i was so furious i went straight round to see the site manager and ask what they were doing to address the problem to be told they have one water bowser that is trying to damp down which is totally inadequate and told him i will get onto our local MP and councillors.

There is now a big uproar on the Absolute Astley page as every one is being made to suffer we didnt ask for this and it should not be impacting our daily lives as we have become prisoners in our own homes.

I look forward to a quick response regarding finding a solution to this ongoing issue.

██████████  
██████████████████  
██████  
██████████  
██  
██████████████████

[Additional notes from Member Enquiries Team](#)

[Please log on to CXM immediately](#) and acknowledge you have received this enquiry by selecting the 'In progress' button.

Please provide details of your resolution within 7 working days via the 'Resolution update' button.

Assigned to wrong service

If you feel that this enquiry has been assigned to the wrong service, [please log on to CXM](#) and select the '**Reassign enquiry**' button, providing any relevant details.

Putting an enquiry on hold

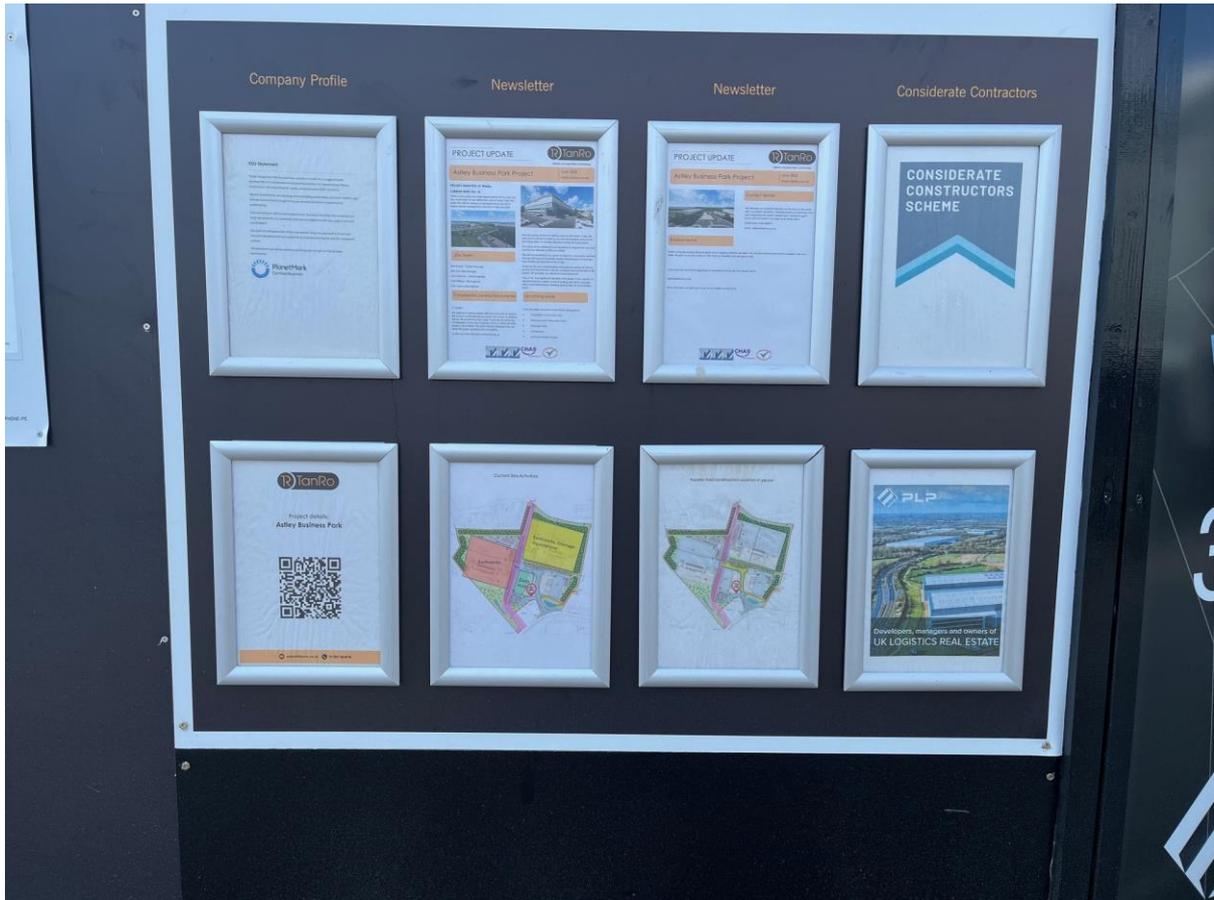
If you need to put the enquiry on hold, please [log on to CXM](#) and select the '**On Hold**' button, providing reasons for putting on hold along with an anticipated-on hold end date.

Please keep the member updated on the progress of their enquiry through the [enquiry timeline](#).

Kind regards

**Member Enquiries and Corporate Complaints Team**

>><<



Updated Community Board

**PROJECT UPDATE**

**TanRo**  
Delivery Focused Main Contracting

**Astley Business Park Project** | June 2025  
www.tanro.co.uk



**Contact details**

We will keep you updated regularly on the status of the works with a quarterly newsletter. However should you have any concerns regarding the project please don't hesitate to get in touch with our project manager or our head office.

TELEPHONE: 01283 384878  
EMAIL: [astleysite@tanro.co.uk](mailto:astleysite@tanro.co.uk)

**Environmental**

TanRo is proudly pushing the boundaries and is targeting BREEAM excellent. We will give more environmental updates in the next letter. We plan to recycle a total of 95% of all our materials that are used on site.

If you have any comments regarding our newsletter and /or site then please email [astleysite@tanro.co.uk](mailto:astleysite@tanro.co.uk)

One of the team will get back to you at our earliest convenience.

Contact details for the development added



Jet wash deployed to entrance



Sweeper deployed to local roads



Waggons covered until point of tipping



Dampening down stockpiles

**From:** [REDACTED]  
**Sent:** 22 May 2025 16:21  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley Business Park  
**Attachments:** Update pictures 22-05-25.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED]. [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good Afternoon [REDACTED]

Please find attached 6 photos showing the work we have done this week and the additional items mentioned in the meeting/below.

We have reviewed the roads and they looked to be clean but sent the road sweeper round anyway, hopefully the residents have seen this and appreciate the extra effort.

Let me know if there is anything else I can assist with.

Kind Regards

[REDACTED]  
Project Manager



Delivery Focused Main Contracting

**WE HAVE  
MOVED**

*Call in and see us at our new offices*

Unit N, Ivanhoe Business Park, Ashby De La Zouch,  
Leicester, England, LE65 2AB





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---

**From:** [REDACTED]  
**Sent:** 16 May 2025 17:13  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Astley Business Park

Good Afternoon [REDACTED]

Apologies for mistaking your name in the previous email!

I've added a few notes to your comments. Please let me know if you need anything further.

Kind Regards

[REDACTED]

Sent from my iPhone

On 16 May 2025, at 16:00, [REDACTED] wrote:

Good afternoon [REDACTED]

Thank you very much for the documents.

I've had a discussion with the Principal Planner and Environmental Protection Officer about the CEMP and my findings.

It seems like you are doing everything possible to manage the dust issue, however, there were a couple of points raised:

1. A contact number or email needs to be provided for a site contact on the Community Notice Board - Will action this on Monday
2. Any stockpiles of materials/earth/aggregate etc need to be sheeted together with any open top vehicles - Will inform the gateman to make sure that vehicles only remove the sheeting immediately before they tip.
3. Any stockpiles of earth need to be dampened down - Will make sure this is happening
4. Any vehicles exiting the site onto residential streets need to have their wheels washed - Will put the measures in place

We all understand the difficulty managing dust when the weather is dry and windy so are fully aware that it will never be 100% eliminated.

Also, could you please let me know what the results were from your walkabout of the residential streets and if/what action will be taken? - We have reviewed and will ask the sweeper to visit a few of the streets that are surrounding the perimeter. We are in the process of drawing up a map/route. Will make sure a sweeper pays a visit early next week

Thank you

[Redacted]

**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

**Postal Address:**

Wigan Council, Places Directorate, Economy and Skills

Wigan Life Centre, PO Box 100, Wigan, WN1 3DS

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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



---

**From:** [Redacted]

**Sent:** 15 May 2025 16:03

**To:** [Redacted]

**Cc:** [Redacted]

[Redacted]

**Subject:** Astley Business Park

You don't often get email from [Redacted] [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good afternoon [REDACTED]

Thankyou for your time today. Please find attached the dust management plan that we showed you on site today, let me know if there is any further information you require.

My phone number is below, please get in touch of there is anything else I can assist with.

**Kind Regards**

[REDACTED]  
**Project Manager**

<image001.jpg>

<image002.jpg>

[REDACTED] W: [www.tanro.co.uk](http://www.tanro.co.uk)

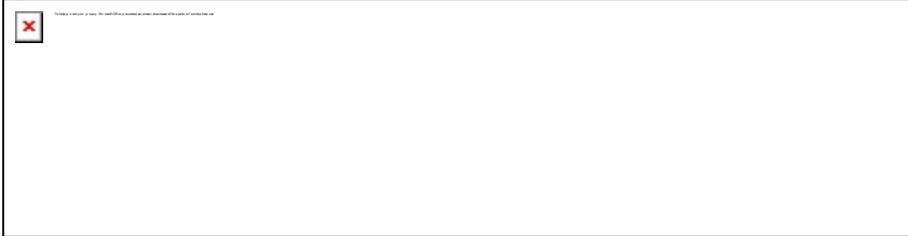
<image003.png>

<image004.jpg>

<image005.png>

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>><<



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

---

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 22 May 2025 10:18  
**To:** DMenquiries  
**Cc:** [REDACTED]  
**Subject:** RE: \*Priority\* - New Councillor enquiry MEM039742

Hi [REDACTED]  
Please could you send the same response to Cllr [REDACTED] (MEM039761).

Kind regards

[REDACTED]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ  
[REDACTED]

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[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



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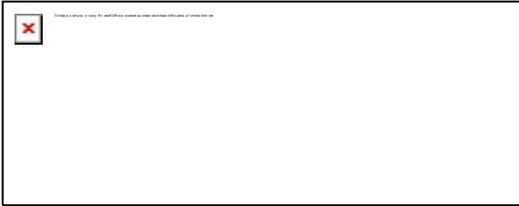
**From:** DMenquiries  
**Sent:** 20 May 2025 12:24  
**To:** [REDACTED] DMenquiries ; [REDACTED]  
**Cc:** planningenforcement  
**Subject:** RE: \*Priority\* - New Councillor enquiry MEM039742

Thank you we have sent a holding response to both MEM039742 (Cllr [REDACTED]) and MEM039740 ([REDACTED] MP)

[REDACTED]  
**Business Support Officer – Development Management & Building Control**

Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ

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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



---

**From:** [REDACTED]  
**Sent:** 20 May 2025 10:01  
**To:** DMenquiries <[DMenquiries@wigan.gov.uk](mailto:DMenquiries@wigan.gov.uk)>; [REDACTED]  
**Cc:** planningenforcement <[planningenforcement@wigan.gov.uk](mailto:planningenforcement@wigan.gov.uk)>  
**Subject:** RE: \*Priority\* - New Councillor enquiry MEM039742

Good morning,

I think David may want a holding response to go out whilst [REDACTED] is on leave. This complaint is the same as that attached so the following could be sent on both records.

[REDACTED] Please can you go back to site when you return from leave and have a look around some of the neighbouring residential streets to see if the problems have eased a little? Please ask to see the complaints log that the site manager should be keeping and record if there has been any increase/decrease of complaints received.

Please see draft below:

Dear XX

Thank you for your email.

I can confirm that a planning enforcement officer visited the site on Friday 16<sup>th</sup> May 2025. During that visit the Officer spoke at length with the site manager and requested to be shown the various methods which are being used to control dust emissions. The Officer checked these against the approved Construction Environmental Management Plan (CEMP). Having discussed the wider operation with the Council's Environmental Protection Officer, I can confirm that the site is operating in compliance with the CEMP but it was considered that some additional measures could be deployed given that the weather conditions were causing excessive dust emissions from the site, which are likely to decrease once there is a change in the weather conditions.

The enforcement officer has advised the site manager of the additional measures we would like to see put in place and will visit the site again w/c 26<sup>th</sup> May to understand if the issues being experienced by local residents have been alleviated.

Regards

XXX

[Redacted]

**Principal Planning Officer - Majors**

**Place Directorate**

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

[Redacted]

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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

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**From:** DMenquiries <[DMenquiries@wigan.gov.uk](mailto:DMenquiries@wigan.gov.uk)>

**Sent:** 19 May 2025 12:41

**To:** [Redacted]

**Cc:** planningenforcement <[planningenforcement@wigan.gov.uk](mailto:planningenforcement@wigan.gov.uk)>; DMenquiries <[DMenquiries@wigan.gov.uk](mailto:DMenquiries@wigan.gov.uk)>

**Subject:** FW: \*Priority\* - New Councillor enquiry MEM039742

Good afternoon,

Please see Member and MP enquiry below. This is also connected to 39740.

Email from David Proctor attached.

Email from MP Office attached..

DMenquiries – CC [Redacted] into response. Response also needs to be emailed to MP [Redacted]

- Last name: [Redacted]
  - First name: Councillor [Redacted]
  - Email address: [Redacted]
  - Telephone Number: [Redacted]
  - Please give your enquiry a title: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm
  - Enquiry description: Hi can the Council please look at this very serious matter and will you please contact [Redacted] please see attached email
- Thanks Cllr [Redacted]

---

**From:** [Redacted]

**Sent:** Wednesday, May 14, 2025 9:41:52 am

**To:** [Redacted]

**Subject:** Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane

rear of Applewood Farm

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click

Good Morning

I would like to draw your attention to a serious problem regarding clouds of thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of Applewodd farm.

This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.

[REDACTED] along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.

I jet washed my garden and conservatory on Saturday to arrive home from work yesterday to find my house and garden covered in this thick brown dust i was so furious i went straight round to see the site manager and ask what they were doing to address the problem to be told they have one water bowser that is trying to damp down which is totally inadequate and told him i will get onto our local MP and councillors.

There is now a big uproar on the Absolute Astley page as every one is being made to suffer we didnt ask for this and it should not be impacting our daily lives as we have become prisoners in our own homes.

I look forward to a quick response regarding finding a solution to this ongoing issue.

[REDACTED]

- SLA target date:29/05/2025

[REDACTED]  
Business Support Officer  
Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ  
[REDACTED]

**From:** Wigan Council <[no-reply@wigan.gov.uk](mailto:no-reply@wigan.gov.uk)>  
**Sent:** 16 May 2025 14:42  
**To:** DMenquiries <[DMenquiries@wigan.gov.uk](mailto:DMenquiries@wigan.gov.uk)>  
**Subject:** \*Priority\* - New Councillor enquiry MEM039742

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

A new Councillor enquiry has been assigned to your service.

Enquiry Description

**Hi can the Council please look at this very serious matter and will you please contact [REDACTED] please see attached email**

**Thanks Cllr [REDACTED]**

**Sent from Outlook for Android**

---

**From:** Meredith Elec [REDACTED]

**Sent:** Wednesday, May 14, 2025 9:41:52 am

**To:** [REDACTED]  
[REDACTED]

**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** Environmental health and wellbeing issue **ASTLEY Business PARK**  
**Chaddock Lane rear of Applewood Farm**

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

**Good Morning**

**I would like to draw your attention to a serious problem regarding clouds of thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of Applewodd farm.**

**This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.**

**[REDACTED] along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.**

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**There is now a big uproar on the Absolute Astley page as every one is being made to suffer we didnt ask for this and it should not be impacting our daily lives as we have become prisoners in our own homes.**

**I look forward to a quick response regarding finding a solution to this ongoing issue.**

**[REDACTED]**

**[REDACTED]**

**[REDACTED]**

**[REDACTED]**

[REDACTED]  
[REDACTED]

Additional notes from Member Enquiries Team

[Please log on to CXM immediately](#) and acknowledge you have received this enquiry by selecting the 'In progress' button.

Please provide details of your resolution within 7 working days via the 'Resolution update' button.

Assigned to wrong service

If you feel that this enquiry has been assigned to the wrong service, [please log on to CXM](#) and select the **'Reassign enquiry' button**, providing any relevant details.

Putting an enquiry on hold

If you need to put the enquiry on hold, please [log on to CXM](#) and select the **'On Hold' button**, providing reasons for putting on hold along with an anticipated-on hold end date.

Please keep the member updated on the progress of their enquiry through the [enquiry timeline](#).

Kind regards

**Member Enquiries and Corporate Complaints Team**

>><<

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** RE: Astley Business Park  
**Attachments:** Update pictures 22-05-25.pdf

22 May 2025 16:21

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good Afternoon [REDACTED]

Please find attached 6 photos showing the work we have done this week and the additional items mentioned in the meeting/below.

We have reviewed the roads and they looked to be clean but sent the road sweeper round anyway, hopefully the residents have seen this and appreciate the extra effort.

Let me know if there is anything else I can assist with.

Kind Regards

[REDACTED]  
Project Manager



Delivery Focused Main Contracting

**WE HAVE  
MOVED**

*Call in and see us at our new offices*

Unit N, Ivanhoe Business Park, Ashby De La Zouch,  
Leicester, England, LE65 2AB





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**From:** [REDACTED]  
**Sent:** 16 May 2025 17:13  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Astley Business Park

Good Afternoon [REDACTED]

Apologies for mistaking your name in the previous email!

I've added a few notes to your comments. Please let me know if you need anything further.

Kind Regards

[REDACTED]

Sent from my iPhone

On 16 May 2025, at 16:00, [REDACTED] wrote:

Good afternoon [REDACTED]

Thank you very much for the documents.

I've had a discussion with the Principal Planner and Environmental Protection Officer about the CEMP and my findings.

It seems like you are doing everything possible to manage the dust issue, however, there were a couple of points raised:

1. A contact number or email needs to be provided for a site contact on the Community Notice Board - Will action this on Monday
2. Any stockpiles of materials/earth/aggregate etc need to be sheeted together with any open top vehicles - Will inform the gateman to make sure that vehicles only remove the sheeting immediately before they tip.
3. Any stockpiles of earth need to be dampened down - Will make sure this is happening
4. Any vehicles exiting the site onto residential streets need to have their wheels washed - Will put the measures in place

We all understand the difficulty managing dust when the weather is dry and windy so are fully aware that it will never be 100% eliminated.

Also, could you please let me know what the results were from your walkabout of the residential streets and if/what action will be taken? - We have reviewed and will ask the sweeper to visit a few of the streets that are surrounding the perimeter. We are in the process of drawing up a map/route. Will make sure a sweeper pays a visit early next week

Thank you

[Redacted]

**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

**Postal Address:**

Wigan Council, Places Directorate, Economy and Skills

Wigan Life Centre, PO Box 100, Wigan, WN1 3DS

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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



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**From:** [Redacted]

**Sent:** 15 May 2025 16:03

**To:** [Redacted]

**Cc:** [Redacted]

[Redacted]

**Subject:** Astley Business Park

You don't often get email from [Redacted] [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good afternoon [REDACTED]

Thankyou for your time today. Please find attached the dust management plan that we showed you on site today, let me know if there is any further information you require.

My phone number is below, please get in touch of there is anything else I can assist with.

**Kind Regards**

[REDACTED]  
**Project Manager**

<image001.jpg>

<image002.jpg>

[REDACTED] W: [www.tanro.co.uk](http://www.tanro.co.uk)

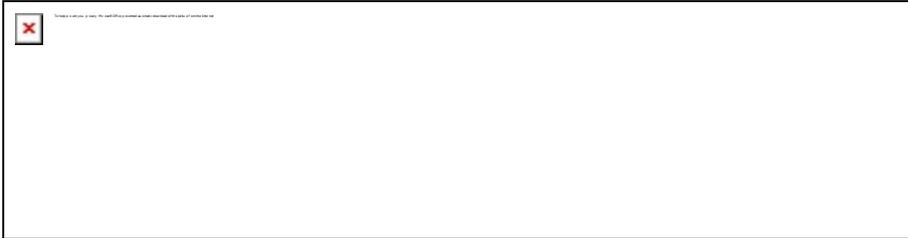
<image003.png>

<image004.jpg>

<image005.png>

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As a public body, the Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000 unless the information in it is covered by one of the exemptions in the Act.

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

---

**From:** noreply@wigan.gov.uk  
**Sent:** 28 May 2025 08:03  
**To:** planningenforcement  
**Subject:** Planning Enforcement Reporting form 545367  
**Attachments:** 571c3d4185eb45758f96f1397bd66462.jpeg;  
e686a233dd764f4d9d62e1ce88490e19.jpeg

**Categories:** [REDACTED]

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

**Name:** [REDACTED]

**Address:** [REDACTED]

**Telephone:** [REDACTED]

**Email:** [REDACTED]

## Responses

### **Address or location of the property/land subject of your complaint:**

At the back of our new estate [REDACTED] PPL have ripped up the land to build a logistics warehouse. The issue we have is they have taken no precautions in the surrounding homes. Daily dust and debris is being battered against our houses, gardens and cars. We have a serious rat infestation due to the uprooting of land, people's kids can't play in their gardens and furniture is getting destroyed daily. They start work at 7am instead of the guidelines of 9am. We have documented all this and have sent them pictures and videos of how they're ruining people's lives. These houses were not cheap for us to buy and this area isn't cheap for council tax, we deserve better. I've explained legal action can and will be taken if needed, they have a duty of care of which they are ignoring completely

### **Nature of your complaint:**

We want them to be held accountable for the rat problem, they should pay for full pest control on all houses concerned. We are compensating for the damages caused to our homes daily from the dust and debris to our homes, gardens and vehicles. And the deep drilling they're doing is causing tremors, which is shaking the foundations of the homes and with them being new builds can have devastating effects on the structure

### **Problem the property/land subject of your complaint is causing:**

I have 40 residents in a WhatsApp group waiting on answers and help from our council, seeing how it was you that signed this off and allowed for it to go ahead, I believe it's only fair you help us in finding the piece we once had before all this started

**Are willing to support the council in any subsequent prosecution:**

I am prepared to attend court if necessary

**File uploads: 571c3d4185eb45758f96f1397bd66462.jpeg,  
e686a233dd764f4d9d62e1ce88490e19.jpeg**







Site visit 29<sup>th</sup> May 2025





[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 30 May 2025 10:41  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm  
**Attachments:** RE: Astley Business Park; RE: Astley Business Park

Good morning,

Attached is some recent communication with the site regarding the dust issue and early starts following my visit on 29<sup>th</sup> May.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



---

**From:** [REDACTED]  
**Sent:** 16 May 2025 16:02  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Good evening,

Please see email to site management attached advising on the points raised.

Thank you

[REDACTED]  
**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]  
**Postal Address:**

Wigan Council, Places Directorate, Economy and Skills

Wigan Life Centre, PO Box 100, Wigan, WN1 3DS

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[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



---

**From:** [REDACTED]

**Sent:** 16 May 2025 16:00

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi [REDACTED]

Al sounds good to me. It will be worth mentioning those suggestions in the email just in case they are still struggling to control the dust into next week.

Last time I heard this weather is meant to end by the end of next week, so see how we get on afterwards.

If you need anything else please let me know.

Have a good weekend

[REDACTED]

[REDACTED]  
**Environmental Protection Officer**

**Places: Environment**

**Wigan Council**

**Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ**

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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



---

**From:** [REDACTED]

**Sent:** 16 May 2025 15:53

**To:** [REDACTED] <[REDACTED].uk>

**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Good afternoon [REDACTED]

Just to answer your points which were in red:

- The site is being dampened down in various areas, including dusty areas closest to residential properties – this was witnessed by myself and [REDACTED] and confirmed by management – as per attached Dust Management Plan
- The water container should be installed within the next 7 days
- I did see the log and have attached it. Complaints have been made face to face and management have spoken directly with complainants to explain what actions were being taken – as per attached Dust/Noise/Fence Complaints doc
- Monitoring is done 3 times a day but I did not ask by whom – dust and noise monitoring report attached

I also saw vehicles leave and enter the site which were covered/sheeted but cannot comment on whether any stockpiles were covered/sheeted as it wasn't something I noticed, however, I will mention this in my email to the site manager. I also did not ask about dampening stockpiles – again, happy to mention it.

Thank you

[REDACTED]

**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**

Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS

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---

**From:** [REDACTED]

**Sent:** 16 May 2025 11:01

**To:** [REDACTED]

**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Can you please pick out the relevant elements below that [REDACTED] has said can be/should be done to comply with the CEMP and put these in writing to your contact before you finish up?

Can you send me a copy of everything you send over to the site manager today, just in case we need this whilst you're off.

Thanks

[REDACTED]  
**Principal Planning Officer - Majors**

**Place Directorate**

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

[REDACTED]

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---

**From:** [REDACTED]

**Sent:** 16 May 2025 10:36

**To:** [REDACTED]

**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi Both

Just following up after a review of the CEMP.

Based on the construction timescale given in the CEMP, I am assuming we are still at/ towards the end of the earthworks. This is usually when most dust is being generated, as there is aggregate and materials being stored, moved around, vehicles in and out. Seems this has timed poorly with the weather.

Based on the below from [REDACTED] it does seem that the core elements of the CEMP are being adhered to.

The only thing I can think of that hasn't been mentioned below - in Section 6.14 of the CEMP, are the vehicles carrying materials being sheeted on site?

This could also be applied to any stockpiles of aggregates on site that are not being used immediately, throwing some tarp or sheeting over these could reduce dusts further. They do mention dampening stockpiles in Section 6.14, did they mention this on site?

Overall, the key elements they need to focus on in weather like this will be dampening down site, sweeping road/tracks, dampening during the earthworks etc. Just a matter of keeping on top of it and monitoring any particular areas that may be causing issues – e.g areas close to the residential, stockpiles of materials/aggregates, tipping trucks etc. Also a good idea to focus on the areas at the entrance to site and on the streets outside to minimise any trackout of dust from vehicles, and also a visual confirmation for the complainants that they are attempting to resolve any issues off site.

From what [REDACTED] says below, seems the site management is on top of it and the CEMP being followed, but it is more difficult when the weather is like it is and needs more consideration and monitoring than normal.

Many Thanks

[REDACTED]  
**Environmental Protection Officer**  
**Places: Environment**  
**Wigan Council**  
**Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ**  
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---

**From:** [REDACTED]  
**Sent:** 16 May 2025 09:45  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi Both



## Principal Planning Officer - Majors

### Place Directorate

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

[REDACTED]

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**From:** [REDACTED]

**Sent:** 16 May 2025 08:51

**To:** [REDACTED]

**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Good morning [REDACTED],

I have been out to site yesterday and spoke with [REDACTED] – site manager and [REDACTED] – project manager.

The following measures are in place which comply with the CEMP:

- Information board at the entrance to the site which contains information about the site with Dan's details
- Dampening down equipment is being used on site – **How much, as part of the complaint is that only one area of dampening down is in effect**
- 10,000L water container is to be installed so that vehicles don't need to go off site to collect water – **when?**
- Mains water connection
- Large bunds installed at site boundary to minimise dust and noise
- Hardstanding is being installed first (this is usually installed last) which is likely to get damaged and cost the developer extra to repair – **when?**
- Complaints logging and management procedure in place – **Did you see the log? How many complaints had been registered? What is the management procedure?**
- Dust and noise levels are being monitored throughout the day – **by who and how often?**

In terms of the dust, I have attached the Dust Management Plan and other associated documents. **Are they in compliance with this?**

I also mentioned the provision of street cleaning, which [REDACTED] and [REDACTED] were very receptive to and said they will have a walk down the neighbouring streets to assess the situation.

I did not find any breaches of the CEMP and the developer is going above and beyond to ensure that the local community is protected.

Thank you

[Redacted]

**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

**Postal Address:**

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**From:** [Redacted]

**Sent:** 15 May 2025 14:13

**To:** [Redacted]

**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi [Redacted]

Just wanted to put this on your radar given David's email below.

[Redacted] is investigating a potential breach of the approved CEMP and we may need your team's assistance in trying to resolve this.

[Redacted] please can you copy Steve into your findings from site this afternoon.

Thanks

[Redacted]

**Principal Planning Officer - Majors**

**Place Directorate**

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

[Redacted]

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**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

**Sent:** 14 May 2025 15:20

**To:** [REDACTED]

**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Thanks, I think we've got enough commentary from the residents, and I can well imagine there being an issue given how dry it's been. Can a site visit be done please, perhaps including a look at the surrounding area, state of cars etc, and ideally with EP in tow.

Our update can say we're investigating through enforcement, and then we can update them all further as complainants on the enforcement case.

Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)

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---

**From:** [REDACTED]

**Sent:** 14 May 2025 14:36

**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

**Subject:** RE: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi David,

We have an enforcement complaint on the same subject and from a different local resident so I can add this to that complaint also.

I'll arrange a call with EP to discuss matters further but in cases like this, a site visit can be arranged to check compliance on the spot, but we would usually ask the complainant to submit some evidence to help us take the developer to task if appropriate.

Are you comfortable with this approach given this complaint has been made through the MP as well as the Leader.

Regards,

[REDACTED]  
**Principal Planning Officer - Majors**

**Place Directorate**

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

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**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

**Sent:** 14 May 2025 11:33

**To:** [REDACTED]

**Cc:** Member Enquiries <[Me@wigan.gov.uk](mailto:Me@wigan.gov.uk)>; [REDACTED]; [REDACTED]; [REDACTED]

**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi [REDACTED]

The enquiry below has come in from Councillor [REDACTED] via the Leader's office – one of your previous cases.

Could you pick up with Environmental Protection colleagues please as regards compliance with the approved Construction Environmental Management Plan, and feed back to Councillor Taylor cc Jo O'Connor?

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

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**From:** [REDACTED] <[REDACTED]>

**Sent:** 14 May 2025 11:05

**To:** [REDACTED] Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi Leader,

Thanks for sharing, and David, is this something that would be picked up as part of the Planning process, as I assume it's a development subject to Planning?

Thanks

[Redacted]

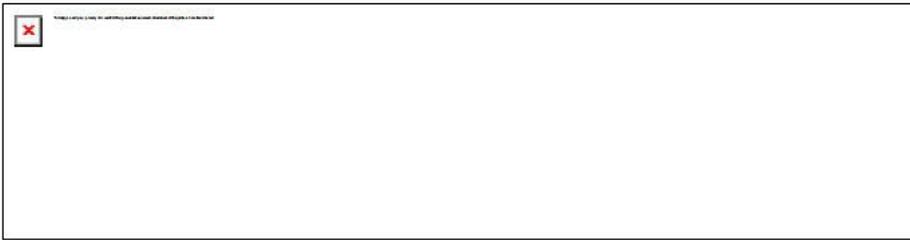
[Redacted]

**Assistant Director-Infrastructure and Regulatory Services**

Environment Directorate  
Wigan Council  
Wigan Life Centre (South Site), College Avenue, Wigan WN1 1NJ

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**From:** [Redacted]  
**Sent:** 14 May 2025 10:45  
**To:** [Redacted] <[Redacted]>  
**Subject:** FW: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

FYI

---

**From:** [Redacted]  
**Sent:** 14 May 2025 10:28  
**To:** Member Enquiries <[Me@wigan.gov.uk](mailto:Me@wigan.gov.uk)>  
**Cc:** [Redacted]  
**Subject:** Fw: Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

Hi can the Council please look at this very serious matter and will you please contact Mr Meredith please see attached email  
Thanks [Redacted]  
Sent from [Outlook for Android](#)

---

**From:** [Redacted]  
**Sent:** Wednesday, May 14, 2025 9:41:52 am  
**To:** [Redacted]  
**Subject:** Environmental health and wellbeing issue ASTLEY Business PARK Chaddock Lane rear of Applewood Farm

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Good Morning

I would like to draw your attention to a serious problem regarding clouds of thick brown dust that are being thrown up by the site works at Astley Park industrial site to the rear of Applewodd farm. This has been going on for the last couple of weeks all the properties around Withington Drive, Tanhouse Drive, Birtle Drive are all suffering the same problem we cannot open our windows, back doors or hang out washing or allow our children and grandchildren in the garden.

[REDACTED] along with other neighbours as the dust is entering our houses and pretty much making our lives a misery at the moment.

I jet washed my garden and conservatory on Saturday to arrive home from work yesterday to find my house and garden covered in this thick brown dust i was so furious i went straight round to see the site manager and ask what they were doing to address the problem to be told they have one water bowser that is trying to damp down which is totally inadequate and told him i will get onto our local MP and councillors.

There is now a big uproar on the Absolute Astley page as every one is being made to suffer we didnt ask for this and it should not be impacting our daily lives as we have become prisoners in our own homes.

I look forward to a quick response regarding finding a solution to this ongoing issue.

[REDACTED]

>><<



**From:** [REDACTED]  
**Sent:** 30 May 2025 09:52  
**To:** [REDACTED]  
**Subject:** RE: Astley Business Park

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Good morning [REDACTED]

Thank you for the photos, we stopped this piece of plant from operating yesterday afternoon when the winds picked up but they were caught out initially unfortunately. I've asked for a full review of the working methods to ensure it does not occur again and that will take place this morning. This plant will now not operate until the review has taken place.

I will reiterate the working hours to the subcontractors, I'm not aware of any one starting that early but will monitor myself next week that the 8:00 to 18:00 hours are being enforced.

The bunds to the perimeter are part of the permanent works, these have been installed early as a measure to provide some screening for the residents though the construction stage. Later, they are planted as part of the planning requirements to provide screening to the building.

No new complaints but some correspondence ongoing from a legacy complaint.

**Kind Regards**

[REDACTED]  
**Project Manager**



Delivery Focused Main Contracting





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**From:** [Redacted]  
**Sent:** 30 May 2025 08:30  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** RE: Astley Business Park [Filed 30 May 2025 09:28]

Good morning [Redacted]

Thank you for your email outlining the additional measures you are taking to reduce dust and debris from spreading.

I have carried out a visit to the neighbouring streets yesterday and while there, have noticed a large amount of dust being blown towards the residential properties from the spreading of aggregate – photos attached.

I appreciate that dust cannot be 100% controlled, but is there a way where the aggregate could be dampened before being spread to reduce the amount of dust being blown off?

Also, we have received a couple of complaints where work has started at 7am, could this please be looked into?

In terms of the bunding around the site, could you confirm whether that is a temporary measure, or will the bunds be reduced/cleared once the development is complete?

In terms of complaints received directly by the site, has this reduced, increased or remained the same?

Thank you

[Redacted]  
**Planning Enforcement Officer**  
 Places Directorate Economy and Skills  
 Wigan Council  
 Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

**Postal Address:**  
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---

From: [Redacted]  
Sent: 22 May 2025 16:21  
To: [Redacted]  
Cc: [Redacted]  
Subject: RE: Astley Business Park

You don't often get email from [Redacted] [Learn why this is important](#)

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Good Afternoon [Redacted]

Please find attached 6 photos showing the work we have done this week and the additional items mentioned in the meeting/below.

We have reviewed the roads and they looked to be clean but sent the road sweeper round anyway, hopefully the residents have seen this and appreciate the extra effort.

Let me know if there is anything else I can assist with.

Kind Regards

[Redacted]  
Project Manager





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---

**From:** [REDACTED]  
**Sent:** 16 May 2025 17:13  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Astley Business Park

Good Afternoon [REDACTED]

Apologies for mistaking your name in the previous email!

I've added a few notes to your comments. Please let me know if you need anything further.

Kind Regards

[REDACTED]

Sent from my iPhone

On 16 May 2025, at 16:00, [REDACTED] wrote:

Good afternoon [REDACTED]

Thank you very much for the documents.

I've had a discussion with the Principal Planner and Environmental Protection Officer about the CEMP and my findings.

It seems like you are doing everything possible to manage the dust issue, however, there were a couple of points raised:

1. A contact number or email needs to be provided for a site contact on the Community Notice Board - Will action this on Monday
2. Any stockpiles of materials/earth/aggregate etc need to be sheeted together with any open top vehicles - Will inform the gateman to make sure that vehicles only remove the sheeting immediately before they tip.
3. Any stockpiles of earth need to be dampened down - Will make sure this is happening
4. Any vehicles exiting the site onto residential streets need to have their wheels washed - Will put the measures in place

We all understand the difficulty managing dust when the weather is dry and windy so are fully aware that it will never be 100% eliminated.

Also, could you please let me know what the results were from your walkabout of the residential streets and if/what action will be taken? - We have reviewed and will ask the sweeper to visit a few of the streets that are surrounding the perimeter. We are in the process of drawing up a map/route. Will make sure a sweeper pays a visit early next week

Thank you

[Redacted]

**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

**Postal Address:**

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---

**From:** [Redacted]

**Sent:** 15 May 2025 16:03

**To:** [Redacted]

Cc: [REDACTED]

Subject: Astley Business Park

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Good afternoon [REDACTED]

Thankyou for your time today. Please find attached the dust management plan that we showed you on site today, let me know if there is any further information you require.

My phone number is below, please get in touch of there is anything else I can assist with.

**Kind Regards**

[REDACTED]  
**Project Manager**

<image001.jpg>  
<image002.jpg>

[REDACTED] W: [www.tanro.co.uk](http://www.tanro.co.uk)

<image003.png>  
<image004.jpg>  
<image005.png>

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**From:** [REDACTED]  
**Sent:** 30 May 2025 09:52  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley Business Park

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good morning [REDACTED]

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No new complaints but some correspondence ongoing from a legacy complaint.

**Kind Regards**

[REDACTED]  
**Project Manager**



Delivery Focused Main Contracting





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**Sent:** 30 May 2025 08:30  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** RE: Astley Business Park [Filed 30 May 2025 09:28]

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Also, we have received a couple of complaints where work has started at 7am, could this please be looked into?

In terms of the bunding around the site, could you confirm whether that is a temporary measure, or will the bunds be reduced/cleared once the development is complete?

In terms of complaints received directly by the site, has this reduced, increased or remained the same?

Thank you

[Redacted]  
**Planning Enforcement Officer**  
 Places Directorate Economy and Skills  
 Wigan Council  
 Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

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---

**From:** [Redacted]  
**Sent:** 22 May 2025 16:21  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** RE: Astley Business Park

You don't often get email from [Redacted] [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good Afternoon [Redacted]

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We have reviewed the roads and they looked to be clean but sent the road sweeper round anyway, hopefully the residents have seen this and appreciate the extra effort.

Let me know if there is anything else I can assist with.

Kind Regards

[Redacted]  
Project Manager





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---

**From:** [REDACTED]  
**Sent:** 16 May 2025 17:13  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Astley Business Park

Good Afternoon [REDACTED]

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Kind Regards

[REDACTED]

Sent from my iPhone

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We all understand the difficulty managing dust when the weather is dry and windy so are fully aware that it will never be 100% eliminated.

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Thank you



**Planning Enforcement Officer**

Places Directorate Economy and Skills  
Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ



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From:

Sent: 15 May 2025 16:03

To:

Cc: [Redacted]

Subject: Astley Business Park

You don't often get email from [Redacted] [learn why this is important](#)

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Good afternoon [Redacted]

Thankyou for your time today. Please find attached the dust management plan that we showed you on site today, let me know if there is any further information you require.

My phone number is below, please get in touch of there is anything else I can assist with.

**Kind Regards**

[Redacted]

**Project Manager**

<image001.jpg>

<image002.jpg>

[Redacted]

W: [www.tanro.co.uk](http://www.tanro.co.uk)

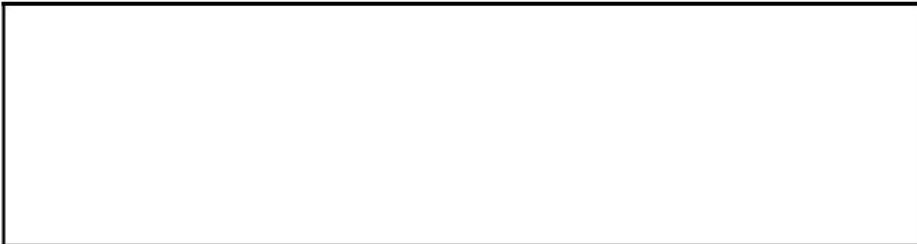
<image003.png>

<image004.jpg>

<image005.png>

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As a public body, the Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000 unless the information in it is covered by

one of the exemptions in the Act.

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

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 30 May 2025 10:37  
**To:** [REDACTED]  
**Subject:** Astley Park Way development

Good morning,

I can confirm that the dust issue is already being addressed, and the site management are working with the Council and taking measures to reduce this. I appreciate how frustrating it is and the effect this is having, however, the site is being regularly inspected to make sure they are adhering to the CEMP and the dust management plan to manage the issue.

I have spoken with the site manager and highlighted that there have been instances where work was started before 8am and I was assured this will be addressed by speaking with the contractors and will be monitored by management.

In terms of the pest issue, there is no evidence to prove that this has occurred due to the building works commencing and this is not something which would be managed by Planning Enforcement or as part of the planning application.

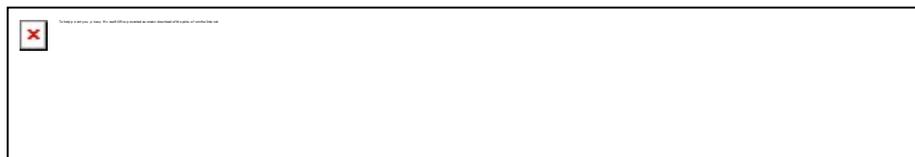
If you wish to submit a complaint directly to the developer, their email address is [astleysite@tanro.co.uk](mailto:astleysite@tanro.co.uk) and phone number is 01283 384878.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
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[REDACTED]

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**From:** DMenquiries  
**Sent:** 02 July 2025 10:06  
**To:** [REDACTED]  
[REDACTED] planningenforcement  
**Subject:** RE: A member enquiry has been assigned to you MEM039592

**Categories:** [REDACTED]

[REDACTED]

To confirm we have sent standard wording to the Councillor advising this is now an enforcement case and that you will now liaise directly with them.

Regards

[REDACTED]

**Principal Business Support Officer – Development Management & Building Control**  
Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 15 May 2025 10:59  
**To:** DMenquiries  
**Cc:** [REDACTED]  
**Subject:** FW: A member enquiry has been assigned to you MEM039592

Good morning,

Could the above please be allocated to Planning Enforcement?

I am aware that a lot of complaints have come in about this site and I will be going out today to see whether there are any breaches of the CEMP in terms of Planning.

An update will be provided in due course.

Thank you



**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ



**Postal Address:**

Wigan Council, Places Directorate, Economy and Skills

Wigan Life Centre, PO Box 100, Wigan, WN1 3DS

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**From:** Wigan Council <[no-reply@wigan.gov.uk](mailto:no-reply@wigan.gov.uk)>

**Sent:** 12 May 2025 07:42

**To:** [Redacted]

**Subject:** A member enquiry has been assigned to you MEM039592

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**



A new Councillor enquiry has been assigned to you.

Please provide us with details of your resolution as soon as possible.

If this enquiry has been assigned to sign off a resolution, please [see the enquiry notes section](#) for resolution details.

[Enquiry Description](#)

Further to my complaints regarding the building work located at Tanhouse Avenue, Garret Lane and Chaddock Lane - the tannoy speaker has eased off, thanks to intervention from [REDACTED]. My issue now is the actual building work. I was woken up this morning at 8am thinking my house was collapsing, when in fact it was heaving machinery going back and forth right next to my house - a mere 6 feet away. I seriously feel that my house will suffer structural damage. This has currently been going on for 5 hours so far today. I've had things falling off shelves and breaking. What next, will my wall fall down. This should be illegal to affect preexisting buildings, they should be mindful of this.

I seriously need some interaction over this, the whole day has been impossible to live with, and the thought that this noise pollution and damage to my property is just unbearable.

Please help me. (I'm enclosing my phone number, which should be kept private)



**Additional notes from [Members Enquiries Team](#)**

*Putting an enquiry on hold*

If you need to put the enquiry on hold, [please log on to CXM and change the enquiry status by selecting the 'On Hold' button](#), providing reasons for putting on hold along with an anticipated on hold end date.

Please keep the member updated on the progress of their enquiry through the [enquiry timeline](#).

>><<



**From:** noreply@wigan.gov.uk  
**Sent:** 13 July 2025 19:35  
**To:** planningenforcement  
**Subject:** Planning Enforcement Reporting form 575908  
**Attachments:** IMG\_9288.jpeg; IMG\_9292.jpeg

**Categories:** [REDACTED]

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

**Name:** [REDACTED]

**Address:** [REDACTED]

**Telephone:** [REDACTED]

**Email:** [REDACTED]

## Responses

### **Address or location of the property/land subject of your complaint:**

Land off Chaddock Lane, Astley next to the Farmhouse Inn pub.

### **Nature of your complaint:**

I am writing to express serious concern regarding the recently erected steel frame of the ongoing construction at land off Chaddock Lane, Astley, which appears to diverge significantly from the approved plans published on your website. According to the Design and Access Statement, the proposed building height was explicitly limited to 13 meters, measured to the flat roof or eaves. Furthermore, Cross Section B on page 31 of the same document clearly illustrates that the entire structure was to be built below the ground level of nearby residential properties, with the intent that a newly created mound and woodland planting would provide effective visual containment. However, the current construction does not align with these specifications. This deviation from the agreed design not only undermines the integrity of the planning process but may also represent a breach of the approved planning conditions.

### **Problem the property/land subject of your complaint is causing:**

Even in its incomplete state, the steel structure is already a visual intrusion, towering over the surrounding residential properties. What was promised as a carefully integrated development now appears as a dominant and incongruous metal box in the heart of a well-established and thoughtfully designed residential area. Such a structure might have been acceptable had the developer adhered to the approved plans — including building height, ground level positioning, and visual containment measures. The current form, however, appears to disregard these commitments, resulting in a development that is visually dominant, out of scale, and entirely inappropriate for its setting. It is now clearly visible not only to its immediate neighbours, but also

as far as Hen Fold Rd and the guided busway, significantly amplifying its visual impact across a wider area.

**Are willing to support the council in any subsequent prosecution:**

I am prepared to attend court if necessary

**File uploads: IMG\_9288.jpeg, IMG\_9292.jpeg**





[REDACTED]

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**From:** [REDACTED]  
**Sent:** 18 July 2025 09:43  
**To:** [REDACTED]  
**Subject:** Land off Chaddock Lane, Astley  
**Attachments:** Decision notice.pdf; Cross sections.pdf

Good morning,

I've had the opportunity to look into your concerns. I can confirm that the planning permission which is being implemented is A/23/96226/MAJOR. Under this permission, there is an approved plan WIG-PHP-00-00-DR-A-4557-005- P12 (GA site sections) which clearly shows the sizes and the shapes of the units. This plan shows the height of Unit 1 and 2 as 18.35m and having a pitched roof. From looking at your photos, all is correct and being built to the approved plans.

There is also bunding on site, which will be planted at a later date to provide some screening.

Please note that I do not deal with planning applications directly and cannot provide any information relating to any decisions.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
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### Planning Permission

Name and Address of Applicant  
Astley Unit Trust  
32 Brook Street  
London  
W1K 5DL

Name and Address of Agent (if any)  
WSP  
Mateo Espinosa  
8 First St  
Manchester  
M15 4RP

### Part I - Particulars of Application

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Date of Application:	1st November 2023	Application no:	A/23/96226/MAJOR
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#### Particulars and Location of Development:

Development of warehousing units (Use Class B2/B8) - including ancillary integral office space (Use Class E g), installation of PV panels to each unit, with associated car parking and service yards, internal access roads, diversion of footpaths 014/145/10, 014/152/10, 014/154/10 and 014/159/10 and associated engineering, infrastructure and landscaping works

Land At Astley Park Way Worsley

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### Part II - Particulars of Decision.

Wigan Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 2004 that **permission has been granted** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted.

#### Consent is granted subject to the following conditions:

1. The development hereby approved must be begun not later than the expiration of three years beginning with the date of this permission.

2. The development hereby approved shall be carried out in accordance with the details indicated on the following plans and drawings:

- WIG-PHP-00-00-DR-A-4557-001-P37 (site plan);
- WIG-PHP-00-00-DR-A-4557-005- P12 (GA site sections);
- WIG-PHP-00-00-DR-A-4557-004-P12 (site finishes); and
- Drawing number 900 (existing and proposed site levels layout).

#### Unit 1

- WIG-PHP-01-DR-A-4557-200-P6 (GA Plan - level 00);
- WIG-PHP-01-ZZ-DR-A-4557-400-P4 (GA Section);
- WIG-PHP-01-ZZ-DR-A-4557-300-P6 (elevations);
- WIG-PHP-01-XX-DR-A-4557-202-10 (GA Plans - office);
- WIG-PHP-01-RF-DR-A-4557-205-P4 (roof plan); and
- WIG-PHP-01-01-DR-A-4557-201-P6 (GA Plan - level 01).

#### Unit 2

- WIG-PHP-02-01-DR-A-4557-200-P3 (GA Plan - level 00);
- WIG-PHP-02-ZZ-DR-A-4557-400-P4 (GA Sections);
- WIG-PHP-02-ZZ-DR-A-4557-300-P3 (elevations);
- WIG-PHP-02-XX-DR-A-4557-202-P4 (GA plans office);
- WIG-PHP-02-RF-DR-A-4557-205-P4 (roof plan); and
- WIG-PHP-02-RF-DR-A-4557-201-P3 (GA Plan - level 01).

#### Unit 3

- WIG-PHP-03-01-DR-A-4557-201-P7 (GA plan - level 01);
- WIG-PHP-03-01-DR-A-4557-200-P7 (GA Plan - level 00);
- WIG-PHP-03-ZZ-DR-A-4557-400- P5 (GA section A-A);
- WIG-PHP-03-ZZ-DR-A-4557-300-P8 (elevations);
- WIG-PHP-03-XX-DR-A-4557-202-P9 (GA plans office); and
- WIG-PHP-03-RF-DR-A-4557-205 P5 (roof plans).

#### Unit 4

- WIG-PHP-04-01-DR-A-4500-201-P6 (level 01);
- WIG-PHP-04-00-DR-4500-200-P6 (level 00);
- WIG-PHP-04-ZZ-DR-A-4500-400-P6 (section A-A);
- WIG-PHP-04-ZZ-DR-A-4500-300-P5 (elevations);
- WIG-PHP-04-XX-DR-A-4500-202-P6 (GA office plans); and
- WIG-PHP-04-RL-DR-A-4500-205-P6 (Roof plan).

3. Prior to the commencement of any part of the development hereby approved, including site clearance, excavation or construction works or the entry of vehicles or plant into the site, all existing retained trees and hedges on and adjacent to the site, shall be physically protected from damage by plant, equipment, vehicles, excavation, deposit of excavated material and any other cause in accordance with the Tree Protection Plan reference '2262-22-04 rev 02 (1 of 2 and 2 of 2)'. The fencing shall be maintained for the duration of the development operations and no operations or storage whatsoever shall take place within the fenced protection areas of the development site.

4. The use of the development hereby approved shall not commence until the following measures to protect the existing residential properties from noise from the proposed development have been fully implemented:

- The installation of acoustic fencing as detailed in Figure 6.1 "Noise Contour Plot Daytime with Mitigation (LAeq1hour)" of Tetra Tech's noise report number 784-B034505, Revision 7, dated 14th May 2024, and submitted by the applicant.

Once fully installed, the above approved measures shall be retained thereafter.

5. No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

Post any demolition necessary but prior to any further development commencing:

1. An updated site investigation scheme following on-site pressure grouting, including the results of subsequent additional gas monitoring, an updated ground gas risk assessment, and a combustion assessment, identifying the risk to all receptors that may be affected, including those off-site.
2. The results of the updated site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and an updated remediation strategy giving full details of the remediation measures required, including a Gas Protection Design Report if gas protection measures are required, and how they are to be undertaken.

3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Prior to the occupation of the development:

4. Prior to any part of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

6. No development hereby approved shall commence until;
  - a) A scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
  - b) Any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed development.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

7. Prior to the first occupation of any part of the development hereby approved, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

8. Notwithstanding the details hereby approved, the first occupation of any building hereby approved shall not commence until all screen walls and/or fences associated with that building have been installed in accordance with plan reference 'WIG-PHP-00-00-DR-A-4557-001-P37'.
9. Prior to occupation of any part of the buildings hereby approved, an Electric Vehicle Infrastructure Strategy and Implementation Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include details of the number, location and maintenance of electric vehicle charging points for each unit, amounting to a minimum of 5% of the total vehicle parking provision within the development. The electric vehicle charging points shall be implemented in accordance with the approved details and timescales for implementation, with the agreed details maintained in a working manner thereafter. The Implementation Plan will provide details of how the future installation of electric charging points associated with that phase could occur in parking or servicing areas not provided with charging points from the outset.
10. Prior to the first occupation of the buildings hereby approved, a scheme for the provision of cycle parking for the respective building, in accordance with the Council's relevant standards in force at the time, must be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall also be implemented as approved before the respective building is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduces this provision, shall take place except following the express grant of planning permission by the Council.
11. The use of the development hereby approved shall not commence until the provision of vehicle parking spaces within the site has been implemented in accordance with the details shown on approved drawing reference 'WIG-PHP-00-00-DR-A-4557-001-P37'. Notwithstanding the details hereby agreed within Condition 2 (plans) of this permission, any new hard surface(s) shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface(s) to a permeable or porous area or surface within site.
12. The development hereby approved shall be constructed and undertaken in accordance with the physical security specifications as set out in the Crime Impact Statement (reference '2022/0247/CIS/01, Version A', dated:11 May 2023).

13. No development works shall take place until details of a Construction Training and Employment Management Plan (CT&EMP) relevant to the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The CT&EMP will aim to promote training and employment opportunities for local people and include:

Measures to ensure the owner and contractors work directly with local employment and training agencies;  
Targets for employing local labour;  
Targets for work experience opportunities;  
Measures to provide training opportunities in respect of any new jobs created; and  
Requirements to submit monitoring information on the plan at regular intervals to the Local Planning Authority.

The development shall be carried out in accordance with the agreed CT&EMP and any amendments to the CT&EMP shall be agreed in writing with the Local Planning Authority.

14. No development hereby approved shall be occupied until details of a Training and Employment Management Plan (T&EMP) relevant to the hereby approved building, has been submitted to, and approved in writing by, the Local Planning Authority. The T&EMP(s) will aim to promote training and employment opportunities for local people and include:

Measures to ensure the owner and contractors work directly with local employment and training agencies;  
Targets for employing local labour;  
Targets for work experience opportunities;  
Measures to provide training opportunities in respect of any new jobs created; and  
Requirements to submit monitoring information on the plan at regular intervals to the Local Planning Authority.

The development shall be occupied in accordance with the agreed T&EMP(s) and any amendments to the T&EMP(s) shall be agreed in writing with the Local Planning Authority.

15. Notwithstanding the details hereby approved, prior to the commencement of any development hereby approved including site clearance and remediation, no development shall take place until a site-specific Construction Environmental Management Plan (CEMP) has been submitted to, and has been approved in writing by, the Local Planning Authority.

The CEMP must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting and shall include, as a minimum, the following details:

- Schedule of demolition and construction works and programme dates.
- Hours of construction which shall not exceed the following hours:  
08:00-18:00, Monday to Friday,  
08:00-13:00 on Saturdays,
- No construction work taking place on Sundays or Public Holidays, and
- Deliveries to the site, the removal of plant, equipment, machinery and waste from the site and the exportation or importation of materials to the site will not be allowed to take place between 08:00-09:00 and 15:00-16:00, Monday to Saturday, and not all on Sundays or Public Holidays
- Traffic Routes.
- Measures to control disruption.
- Methods to be employed to control and monitor noise, dust (based on a risk assessment in accordance with the latest Institute of AQM document 'Guidance on the assessment of dust from demolition and construction - 2014') and vibration impacts.
- Health and Safety requirements.
- Monitoring and Management.
- Construction Heavy Goods Vehicle routing.
- Details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site.
- A management plan to control surface water runoff during the construction phase and measures to be adopted to mitigate the risk to ground and surface waters from contaminated surface runoff.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Procedures for maintaining good public relations including complaint management, public consultation and liaison.

The approved scheme shall be implemented to the full written satisfaction of the Local Planning Authority before the construction works are commenced and shall be maintained for the duration of the construction works.

16. The development hereby approved shall be carried out in accordance with the submitted Energy Statement (CPW, 220568) at all times.
17. The development hereby approved in relation to the employment units, as shown on drawing reference 'WIG-PHP-00-00-DR-A-4557-001-P37 (Proposed Site Layout)', shall be constructed to achieve a minimum rating of Building Research Establishment Environmental Assessment Method (BREEAM) 2014 'Very Good'.

Within 12 months of the occupation of each unit, or within alternative timescales to be previously agreed in writing with the Local Planning Authority, the relevant certification demonstrating that BREEAM 'Very Good' has been achieved for the relevant unit shall be submitted to, and approved in writing by, the Local Planning Authority.

18. With the exception of the detailed matters referred to by the conditions of this planning permission, the development hereby approved shall be carried out in accordance with the material details as specified in the approved plans listed in Condition 2 of this planning permission.
19. Prior to the commencement of development hereby approved (excluding any demolition works), details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and

- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Prior to first occupation of any part of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

20. Prior to the first use of the development hereby approved, a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the Local Planning Authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

(i). Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a management company; and

(ii). Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

21. The use of each building within the development hereby approved shall not commence until a scheme including the siting and appearance of refuse and recycling storage facilities within the site, has been implemented for the respective building in accordance with details previously submitted to, and approved in writing by, the Local Planning Authority. The agreed details shall be maintained at all times thereafter.
22. The development hereby approved shall adhere to the approved External Lighting Statement and Plan (reference: 70090159, September 2023, WSP). The approved details shall be maintained for the lifetime of the development.
23. Prior to any earthworks or vegetation clearance taking place at the site, a method statement detailing control and/or avoidance measures Giant Hogweed present on, or affecting, the site shall be submitted to, and agreed in writing by, the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full accordance with the approved details at all times.
24. Prior to any vegetation clearance or earthworks being undertaken at the site, a reasonable avoidance measures method statement for mammals and amphibians covering both the site clearance and construction phase, shall be submitted to, and agreed in writing by, the Local Planning Authority. Development shall only be carried out in complete accordance with the approved details.
25. No removal of, or works to, any trees and shrubs or works to or demolition of buildings and structures that may be used by breeding birds shall take place on site between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation and structures for active birds' nests immediately before the vegetation is cleared or works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

26. The development hereby approved shall proceed in accordance with the agreed mitigation approach for Great Crested Newts as outlined in the submitted Ecological Assessment (reference '19314-Eco\_B', dated: 7 September 2023 and prepared by The Ecology Practise) and the submitted District Level Licensing Certificate (enquiry number: 'DLL-ENQ-GMAN-00027') unless otherwise agreed in writing by the Local Planning Authority before any works take place.
27. The development hereby approved shall adhere to the submitted Ecological Assessment (reference: '19314-Eco\_B', dated 7 September 2023 and prepared by The Ecology Practise) at all times.
28. The development hereby approved shall adhere at all times to the recommendation outlined in section 4.2 of the accompanying Bat Report (reference: '19314-BR\_A', dated: April 2024 and prepared by The Ecology Project).
29. Notwithstanding the details shown on the hereby approved plans, prior to the commencement of any above ground works on site, a biodiversity management and maintenance plan for a period of 30 years, including the initial management and maintenance for new tree planting within the development, shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed plan shall be implemented in full accordance with the agreed details thereafter.
30. Notwithstanding the details hereby approved, prior to the commencement of the construction of any buildings or hard surfaces hereby approved, full details of the soft landscape works, with an associated implementation plan, shall be submitted to, and approved in writing by the Local Planning Authority. These details shall include:-
  - Schedules of plants and trees, noting species, plant sizes and proposed numbers/densities.

All planting shall be implemented in accordance the management and maintenance plan to be secured under Condition 29. Any trees or plants which die, become diseased, or are removed during the maintenance period shall be replaced with specimens of an equivalent species and size.

31. Except for site clearance and remediation, and notwithstanding the details hereby approved, no development shall take place until full details in the form of scaled plans and/or written specifications have been submitted to, and approved in writing by, the Local Planning Authority to illustrate the following:

- a) The measures to be taken to protect the use of the retained Public Right of Way during the construction phase.
- b) Method(s) of surface materials and edging of the diverted Public Rights of Way.

The development shall be carried out in accordance with the approved drawings and details.

32. Except for site clearance and remediation, and notwithstanding the details hereby approved, no development shall take place until full details in the form of scaled plans and/or written specifications have been submitted to, and approved in writing by, the Local Planning Authority to illustrate the following details:
  - a) All types of surfacing (including tactile paving), kerbing and edging, and
  - b) full working drawings for showing the parking areas with pedestrian links to each of the units hereby approved.

The development shall be carried out in accordance with the approved drawings and details prior to first occupation of the development unless otherwise agreed in writing by the Council as Local Planning Authority.

33. No materials or equipment shall be stored on the site outside the hereby approved buildings, save that waste and/or recycling materials that may be kept in appropriate facilities for removal periodically.

**The reasons for the conditions are:**

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 (as amended).
2. For the avoidance of doubt and to ensure a satisfactory standard of development that is carried out only as approved by the Local Planning Authority, in accordance with the policies contained within the Wigan Local Plan Core Strategy, Places for Everyone, the saved policies of the Wigan Replacement Unitary Development Plan and the National Planning Policy Framework.
3. The measures are necessary prior to the commencement of development since they are fundamental to the initial site preparation works and the existing trees and shrubs represent a visual amenity which the Local Planning Authority consider should be substantially maintained, having regard to Policy CP10 of the Wigan Local Plan Core Strategy, Policies JP-G1, JP-G2 and JP-G8 and saved Policy EV2C of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.

4. To minimise the impact of noise on existing development in the vicinity, having regard to Policy CP17 of the Wigan Local Plan Core Strategy, saved Policy EV1B of the Replacement Wigan Unitary Development Plan and the National Planning Policy Framework.
5. Prior approval of such details is necessary since they are fundamental to ensure the development does not contribute to and is not put at unacceptable risk from or adversely affected by contamination having regard to Policy CP17 of the Wigan Local Plan Core Strategy, saved Policy EV1B of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.
6. To ensure that the development is not put at unacceptable risk from or adversely affected by stability issues arising from coal legacy issues having regard to policies CP10 and CP17 of the Wigan Local Plan Core Strategy, saved Policy EV1B of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.
7. To ensure that the development is not put at unacceptable risk from or adversely affected by stability issues arising from coal legacy issues having regard to policies CP10 and CP17 of the Wigan Local Plan Core Strategy, saved Policy EV1B of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.
8. To ensure that the details of the development are satisfactory and in order to protect the amenities of local residents, having regard to Policies CP10 and CP17 of the Wigan Local Plan Core Strategy and the revised National Planning Policy Framework.
9. To ensure that adequate provision is made for smart electric vehicle charging points on the site; and to establish measures to encourage non-car modes of transport having regard to Policies CP7 and CP17 of the Wigan Local Plan Core Strategy, Places for Everyone Policy JP-S5 and saved Policy EV1B of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.
10. To provide secure cycle storage arrangements, and to encourage sustainable modes of transport having regard to Policies CP7, CP10 and CP17 of the Wigan Local Plan Core Strategy, Policy JP-C6 of Places for Everyone and the revised National Planning Policy Framework.

11. To ensure there is not a negative impact on the surrounding highway network, having regard to Policy CP7 of the Wigan Local Plan Core Strategy, saved Policy A1S of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework, and to protect neighbouring amenity having regard to Policy CP17 of the Wigan Local Plan Core Strategy and the revised National Planning Policy Framework.
12. To ensure the development is designed to reduce the risk of crime and anti-social behaviour, in accordance with Wigan Local Plan Core Strategy Policies CP10 and CP17 and the revised National Planning Policy Framework.
13. Prior approval of these details is required as they are fundamental in order to ensure the development contributes positively to the local economy and employment provision in the area, in accordance with Policies JP-J1 and JP-J2 of Places for Everyone and the revised National Planning Policy Framework.
14. Prior approval of these details is required as they are fundamental in order to ensure the development contributes positively to the local economy and employment provision in the area, in accordance with Policies JP-J1 and JP-J2 of Places for Everyone and the revised National Planning Policy Framework.
15. Prior approval of such details is necessary since they are fundamental to the initial site preparation works, to safeguard the amenities of the adjoining premises and the area generally, to provide an acceptable level of mitigation for air quality and to ensure surface water is appropriately managed during the construction phase and to provide for the safety and convenience of users of the highway and for the free flow of traffic, having regard to Policies CP7, CP16 and CP17 of the Wigan Local Plan Core Strategy, Policies JP-S5 and JP-C4 of Places for Everyone, saved Policy EV1B of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.
16. To ensure that the development provides a suitable amount of energy from low carbon sources in accordance with Policy CP10 of the Wigan Local Plan Core, Places for Everyone Policy JP-S2 and the revised National Planning Policy Framework.
17. To provide opportunities to maximise the sustainability of the development and to contribute to air quality improvements, having regard to Policy CP17 of the Wigan Local Plan Core Strategy, Policies SD1, JP-P6, JP-S2 and JP-S3 of Places for Everyone, saved Policy EV1B of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.

18. To ensure that the external appearance of the buildings is satisfactory, having regard to Policy CP10 of the Wigan Local Plan Core Strategy and the revised National Planning Policy Framework.
19. Prior approval of such details is necessary since they are fundamental to promote sustainable development and ensure that the development will be safe for its lifetime and to ensure flood risk is not increased elsewhere having regard to Policies CP16, CP17 of the Wigan Local Plan Core Strategy, saved Policy EV1B of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.
20. Prior approval of such details is necessary since they are fundamental to promote sustainable development and ensure that the development will be safe for its lifetime and to ensure flood risk is not increased elsewhere having regard to Policies CP16, CP17 of the Wigan Local Plan Core Strategy, saved Policy EV1B of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.
21. To provide a secure waste and recycling area within the development and to assimilate the scheme into the wider area, having regard to Policies CP10 and CP17 of the Wigan Local Plan Core Strategy and the revised National Planning Policy Framework.
22. To ensure safe pedestrian access is provided along the planned footpath routes, to promote active travel, to safeguard the ecological value of the area and to safeguard the amenity of neighbouring amenity, having regard to Policies CP7, CP10, CP12 and CP17 of the Wigan Local Plan Core Strategy and the revised National Planning Policy Framework.
23. Prior approval of such details is necessary since they are fundamental to ensure the development is not put at unacceptable risk from, or adversely affected by, and would not lead to the spread of invasive species, having regard to Policy JP-G8 of Places for Everyone and the revised National Planning Policy Framework.
24. Prior approval of such details is necessary since they are fundamental to ensure the development does not have a detrimental impact on mammals having regard to Policy JP-G8 of Places for Everyone and the revised National Planning Policy Framework.
25. To ensure that the proposals would not have a detrimental impact on nesting birds, having regard to having regard to Policy JP-G8 of Places for Everyone and the revised National Planning Policy Framework.
26. To ensure that the proposals would not have a detrimental impact on great crested newts, having regard to having regard to Policy JP-G8 of Places for Everyone and the National Planning Policy Framework.

27. To ensure that the proposals would not have a detrimental impact on protected species, having regard to having regard to Policy JP-G8 of Places for Everyone and the revised National Planning Policy Framework.
28. To ensure that the proposals would not have a detrimental impact on bats, having regard to having regard to Policy JP-G8 of Places for Everyone and the revised National Planning Policy Framework.
29. To enhance the ecological value and biodiversity across the development site, in accordance with Policy JP-G8 of Places for Everyone and the revised National Planning Policy Framework.
30. Prior approval of such details is necessary since they are fundamental to ensure the development would be assimilated into its surroundings and for the protected of neighbouring residents, and to enhance the ecological value and biodiversity across the development site, having regard to Policies CP10 and CP17 of the Wigan Local Plan Core Strategy, Policies JP-G1, JP-G2 and JP-G8 of Places for Everyone and the revised National Planning Policy Framework.
31. To ensure a satisfactory development of the site and a satisfactory standard of the finished design of the Public Right of Way in the interests of the amenity, accessibility and convenience of users of the Public Right of Way, having regard to Policies CP7 and CP10 of the Wigan Local Plan Core Strategy and the revised National Planning Policy Framework.
32. To ensure a satisfactory development of the site and a satisfactory standard of highway and footpath design and construction in the interests of highway and pedestrian safety and the amenity and convenience of highway users and pedestrians having regard to Policies CP7 and CP10 of the Wigan Local Plan Core Strategy, saved Policy A1S of the Wigan Replacement Unitary Development Plan and the revised National Planning Policy Framework.
33. To safeguard the amenities of the adjoining premises and the area generally and to ensure the appearance of the development is satisfactory, having regard to Policies CP10 and CP17 of the Wigan Local Plan Core Strategy and the revised National Planning Policy Framework.

**Statement under Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015**

1. The Local Planning Authority has worked in a positive and proactive manner with the applicant to identify solutions to ensure the proposal comprises sustainable development in accordance with the NPPF and complies with the development plan

## Informative

1. Attention is drawn to the following information from the Local Authority. It is relevant to all proposals involving new build development. The proposed development lies within a coal mining area. In the circumstances when carrying out of their proposals applicants should take account of any coal mining hazards relating to stability, health and safety or adverse environmental impacts. This includes considering the potential for existing property and new development to be affected by mine gas. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. Developers must also seek permission from the Coal Authority before undertaking any operations that involve entry into any coal seams, coal mine workings or coal mine entries (shafts and adits) and the implementation of site investigations or other works. Failure to obtain such authority is trespass with the potential for court action. Developers must obtain property specific summary information from the Coal Authority on any past, current and proposed surface and underground coal mining activity and other ground stability information that could affect the development. Further information can be found at [www.coal.gov.uk/services/planning/index.cfm](http://www.coal.gov.uk/services/planning/index.cfm). The Coal Authority's Property Search Service can be contacted on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com).
2. You are advised that this development may be subject to the requirements of the Building Regulations 2000. In this case you will need to meet the specific requirements of Approved Document M (2004 Edition) "Access to and use of buildings". The Building Regulations application must include an Access Statement showing your commitment to inclusive design at an early stage. For further design guidance refer to British Standard 8300:2001 "Design of buildings and their approaches to meet the needs of disabled people". You are also advised that the Disability Discrimination Act 1995 requires service providers to take reasonable steps to overcome any physical barriers which continue to make their services impossible or unreasonably difficult for disabled people to use. For further information on this please contact the Disability Rights Commission at: [www.drc-gb.org](http://www.drc-gb.org)
3. The applicant is advised that the grant of planning permission does not confer any right to enter onto or to carry out work(s) on, over or under land over which they do not have control, or have the landowners consent.

4. In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

To check your site for coal mining features on or near to the surface the Coal Authority interactive map viewer allows you to view selected coal mining information in your browser graphically. To check a particular location either enter a post code or use your mouse to zoom in to view the surrounding area.

5. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission is deemed to have been granted subject to the condition that development may not begin unless a Biodiversity Gain Plan has been submitted to the planning authority, and the planning authority has approved the plan. However, this permission will not require the approval of a biodiversity gain plan before development is begun because the application was made before 12 February 2024.

Date of decision  
14th August 2024

Signed \_\_\_\_\_  
on behalf of the  
Council

## NOTES

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Department for Communities and Local Government in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/03 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Department for Communities and Local Government has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Department for Communities and Local Government is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop the land is refused or granted subject to conditions, whether by the local planning authority or by the Department for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Department for Communities and Local Government on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.  
(a) The statutory requirements are those set out in section 78 of the Town and Country Planning Act 1990, namely sections 70, 71 and 72 of the Act.

## IMPORTANT NOTICE

**Discharging planning conditions** - Information is available on our website to explain the process this can be accessed via the following link:

<http://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Apply.aspx>

**Street naming and numbering** is a legal function of the council to allocate numbers and road names to new developments and conversions  
Information is available on our website to explain the process for requesting postal addresses and street names this can be accessed via the following link:  
<http://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Street-naming/index.aspx>

Should your planning permission relate to residential development, on completion of the above street naming and numbering process **waste and recycling bins** for the new properties can be ordered by following the links below:

<https://www.wigan.gov.uk/Docs/PDF/Resident/Bins-Recycling/Developers-Guide-Bulk-Bin-Deliveries.pdf>

<https://developerbins.wigan.gov.uk>

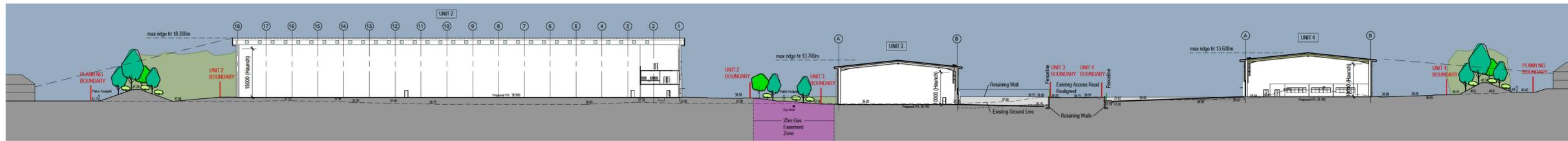
Please be aware that you will need a **street name and numbering reference number** to complete the waste and recycling bin order process.

**This is NOT a consent under the  
Building Regulations.**

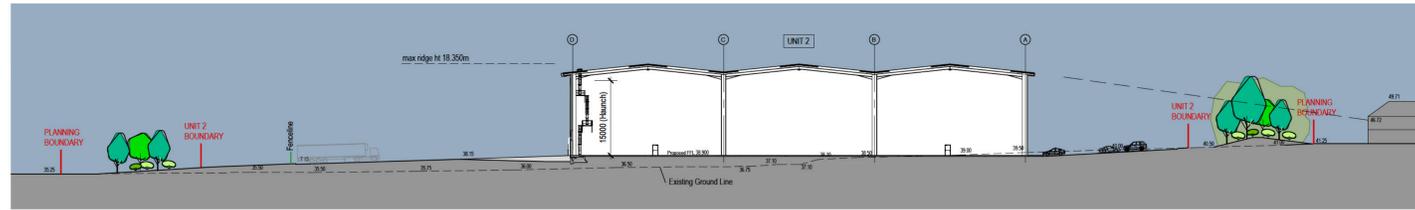
These documents grant approval of your application submitted under the Town and Country Planning Act 1990 only and do not imply the Council's approval to any other consents which may be required. It is your responsibility to obtain any such other consents.

Before commencing work you should ensure that approval is obtained under the Building Regulations 2000 and/or any other Act.

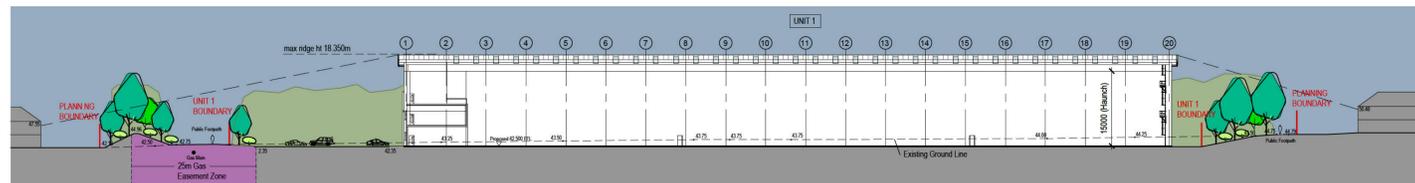
Please note that different time limits for starting development usually apply to Planning Permission and approval under the Building Regulations. If Building Regulation works are not commenced within 3 years from the date of deposit, a new application must be made.



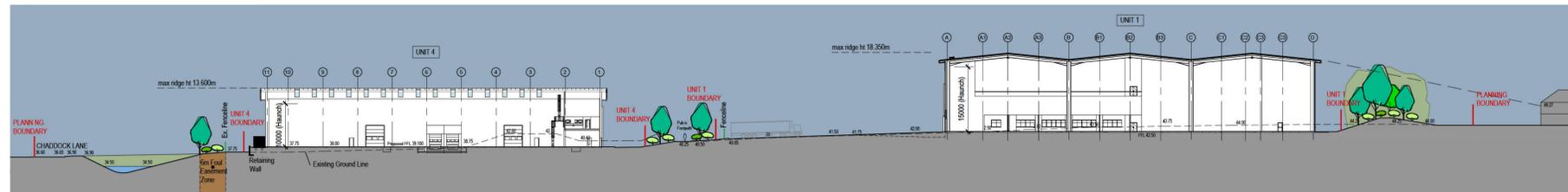
SECTION A-A 1:500



SECTION B-B 1:500



SECTION C-C 1:500



SECTION D-D 1:500



KEY PLAN NTS

Revisions:	Date
P01: First Issue	22.07.22 kl
P02: General update	25.08.22 kl
P03: Site Plan Planning boundary update	25.08.23 kl
P04: Unit 4 access updated to key plan.	26.05.23 kl
P05: General update	07.09.23 kl
P06: General update to reflect latest layout.	22.09.23 kl
P07: General update to reflect latest layout.	02.09.23 kl
P08: Road line Planning boundary update	15.09.23 kl
P09: Key Plan updated	19.09.23 kl
P10: Key Plan updated	30.10.23 kl
P11: Key Plan updated	23.11.23 kl
P12: Key Plan updated	30.11.23 kl



The Old Rectory Rectory Lane Milton Manor  
 HORTHAMPTON HHT 3 A Q  
 t: +44 (0)1604 859516 f: +44 (0)1604 859123  
 www.peter-hadkin.com

Project Number: 3785  
**ASTLEY, WIGAN  
 MANCHESTER**

PLP  
 GA SITE SECTIONS

Status: Planning  
 Drawn by: KI Checked by: RM  
 Date: JULY 2022

Document Number:  
 WIG-PHP-00-00-DR-A-4557-005-P12  
 Scale: A0 1:250/500

Copyright reserved. Dimensions to be checked on site.  
 Discrepancies to be reported before proceeding.

---

**From:** [REDACTED]  
**Sent:** 23 July 2025 15:56  
**To:** [REDACTED]; planningenforcement; DMenquiries; [REDACTED]  
**Subject:** RE: MEM039740/MEM039742/MEM039761 - Applewood Site - [REDACTED]

Good afternoon,

I believe the dust issues at the site have now been resolved by additional dust control actions taken by site management and of course the change in the weather.

We've not had any further complaints about the dust, even during the most recent heatwave.

In regard to the water pressure issues, the complainants were directly advised to contact United Utilities as this was not a planning matter.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]  
**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



---

**From:** [REDACTED]  
**Sent:** 23 July 2025 12:18  
**To:** [REDACTED]

Cc: [redacted]; planningenforcement ; DMenquiries ; [redacted]  
Subject: MEM039740/MEM039742/MEM039761 - Applewood Site - [redacted]

Good Morning [redacted]

These 3 enquiries are significantly overdue, they were received 29.05.2025. [redacted] requested holding response be sent to all 3 whilst you were on leave but we have had not further update.

Please provide an update on this case by close of play today so we can update all 3 parties.

FYI, his had also been escalated to David and Aidan directly my [redacted]

Regards

[redacted]  
**Principal Business Support Officer – Development Management & Building Control**  
Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ  
[redacted]

[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



[REDACTED]

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**Sent:** 23 July 2025 15:56  
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[REDACTED]

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[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



---

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**Sent:** 23 July 2025 12:18  
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Subject: MEM039740/MEM039742/MEM039761 - Applewood Site - [redacted]

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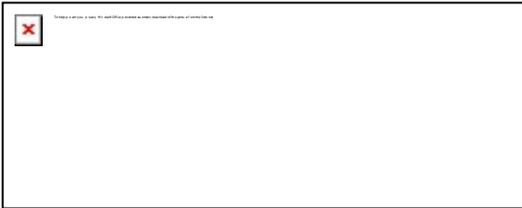
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Regards

[redacted]  
**Principal Business Support Officer – Development Management & Building Control**  
Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ  
[redacted]

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[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 23 July 2025 10:16  
**To:** [REDACTED]  
**Cc:** [REDACTED]planningenforcement  
**Subject:** A/23/96226/MAJOR - Enforcement Site Visit Required this week  
**Attachments:** elevations 300 P6.pdf; elevations 300 P8.pdf; elevations 300 P3.pdf; elevations 300 P5.pdf; Location Plan.pdf; Site layout plan.pdf; landscaping plans 2.pdf; landscaping plans.pdf

Hi [REDACTED]

We have received a complaint from Cllr [REDACTED] on behalf of local residents in respect of the above and that its not built in accordance with the approved plans – summary below.

[REDACTED] – can you go out on site this week please and report back. We need to see whether what has been built is in accordance with the approved plans.

[REDACTED], as it was your app, can you assist [REDACTED] please.

Thanks both.

L

*I can't find the original plans for the business park on the planning portal.*

*It was agreed to well before I was a Cllr and before the boundary changes.*

*Residents are adamant this is a lot bigger than originally planned.*

*Some residents weren't aware of it when they bought their houses and now can't sell their homes because of the size of it.*

*People are getting in touch with us and [REDACTED] office to say they think something is untoward with how the planning has gone about and the sheer size of the frame they have erected. Theres rumours of the conveyancers of the new builds didn't disclose the information of the building to residents who bought the new build, especially those who moved in from out of town.*

*Residents are also complaining about the lack of response or lack of action from the council to the developer building this huge building.*

*Any advice?*

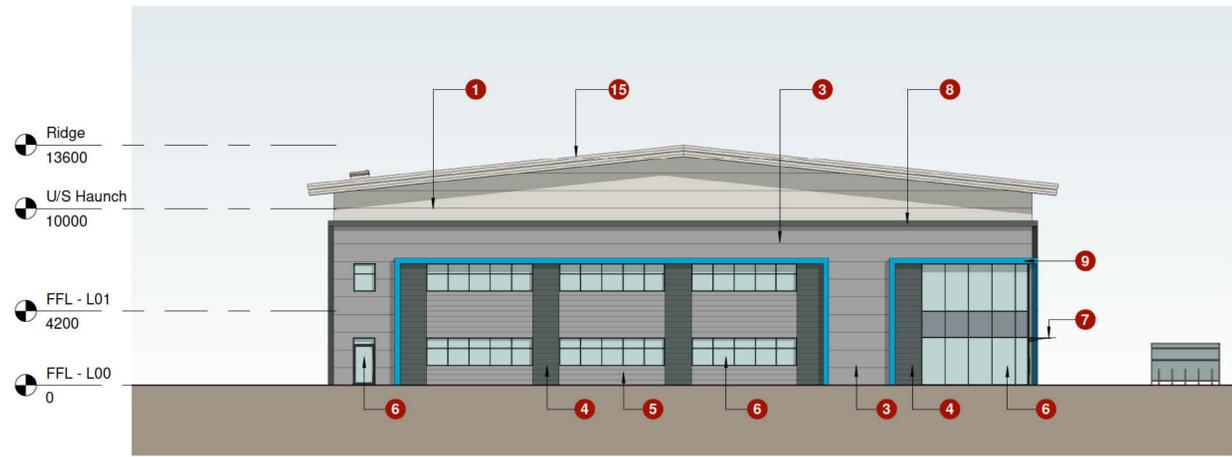
[REDACTED]  
**Deputy Team Leader – Development Management**

**My working days are Monday - Thursday**

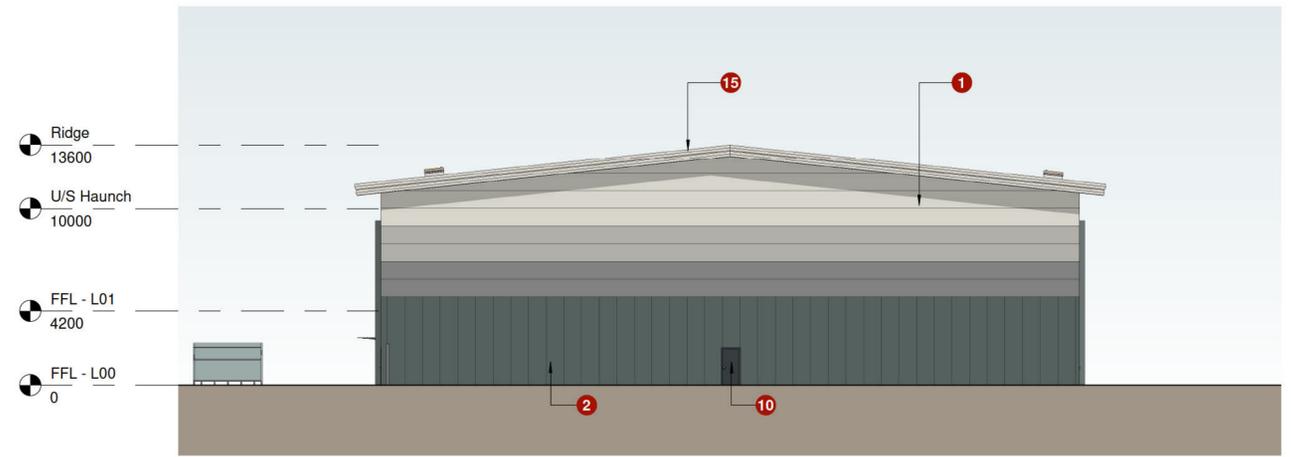
Places: Economy and Skills  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan, WN1 1NJ

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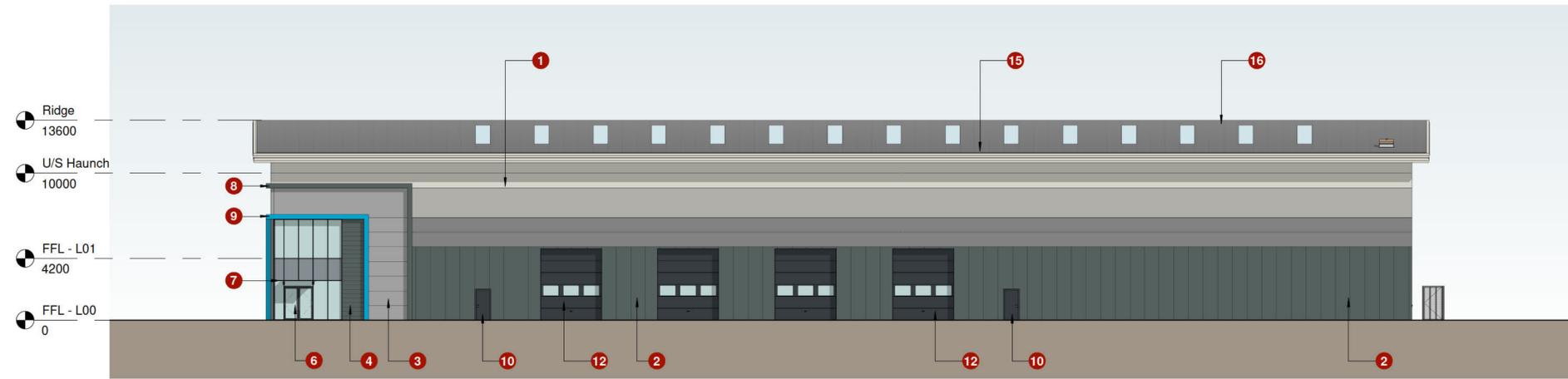




**North East Elevation**  
1 : 200

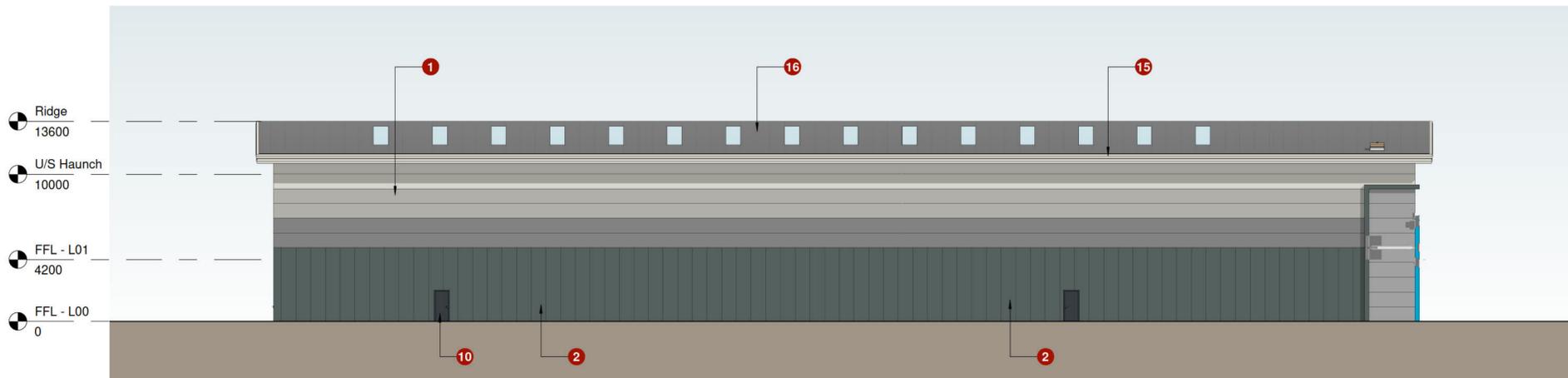


**South West Elevation**  
1 : 200



**North West Elevation**  
1 : 200

CAT-A Schedule of Materials	
1	Gradated horizontally fitted trapezoidal profiled metal cladding system. External finish and colour (Top to Bottom): - Hamlet; RAL 9002 - Goosewing Grey; RAL 7038 - Pure Grey; RAL 000 55 00
2	Vertically fitted trapezoidal profiled metal cladding system. External finish and colour: - Merlin Grey; RAL 180 40 05
3	Horizontally fitted trapezoidal profiled metal cladding system cladding to offices. External finish and colour: - Metallic Silver Grey - Sirius; RAL 9006
4	Horizontally fitted micro-rib profile cladding to offices. External finish and colour: - Merlin Grey; RAL 180 40 05
5	Horizontally fitted micro-rib profile cladding to offices. External finish and colour: - Metallic Silver Grey - Sirius; RAL 9006
6	PPC frame glazed entrance doors, curtain walling and windows with grey tinted glazing. External Colour: - Merlin Grey; RAL 180 40 05.
7	Glazed canopy over office main entrance door. - Frame finish to be Merlin Grey; RAL 180 40 05.
8	Flashings to frame Office portion of building. External finish and colour: - Merlin Grey; RAL 180 40 05.
9	Flashings to frame Office & reception feature elements. External finish and colour varies (refer to elevations): - Blue (Pantone Process Cyan)
10	Steel faced fire escape / personnel doors colour: - Polyester Powder Coated - Anthracite (RAL 7016)
12	Insulated composite panel level access vehicle access doors. External finish and colour: - Polyester Powder Coated - Anthracite (RAL 7016)
14	Indicative Occupier Signage locations - Submitted under a separate planning application.
15	Warehouse Roof fascias and soffits. - Fascia (Top Half) - Hamlet (RAL 9002) - Fascia (Bottom Half) & Soffits - Hamlet (RAL 9002)
16	Warehouse Roof (Refer to drawing 205). Finish: Pure grey (RAL 000 55 00)



**South East Elevation**  
1 : 200

P5: Roof hatch locations updated.	20.12.23 KI
P4: Dock levelers omitted. 2 no. level access doors added.	01.12.23 KI
P3: General update.	24.11.23 KI
P2: Tender issue.	17.11.23 KI
P1: First issue.	27.04.23 KI

Rev.	Date/Checked
The Old Rectory Rectory Lane Milton Malsor NORTHAMPTON NN7 3AQ t: +44 (0)1604 858916 f: +44 (0)1604 859123 www.peter-haddon.com	<b>pHp</b> architects

PLP  
Astley, Wigan  
Unit 4

Building Elevations	
Status	Tender
Drawn	GB Checked ML
Date	July 2022

Project Number:  
WIG-PHP-04-ZZ-DR-A-4500-300 P5

Scale@ A1	As indicated
0 5m 10m	SCALE 1:200

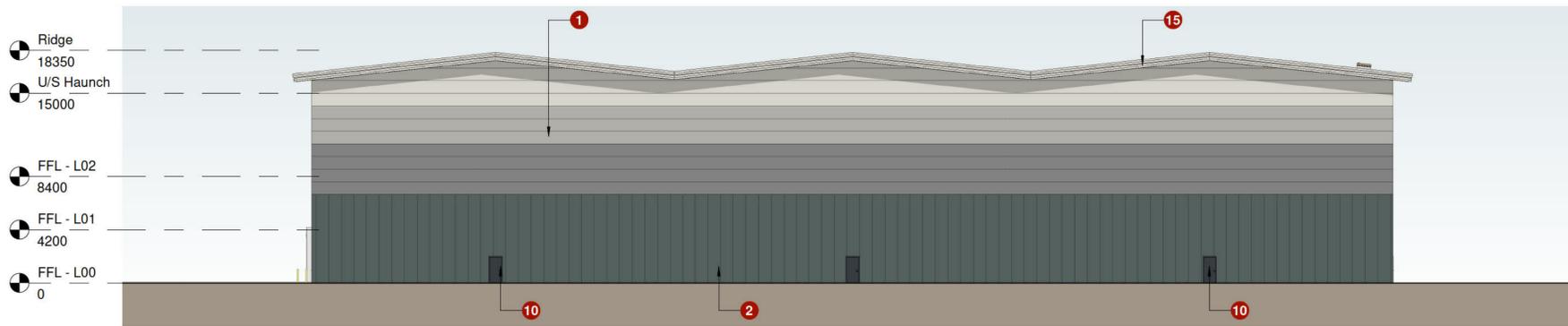
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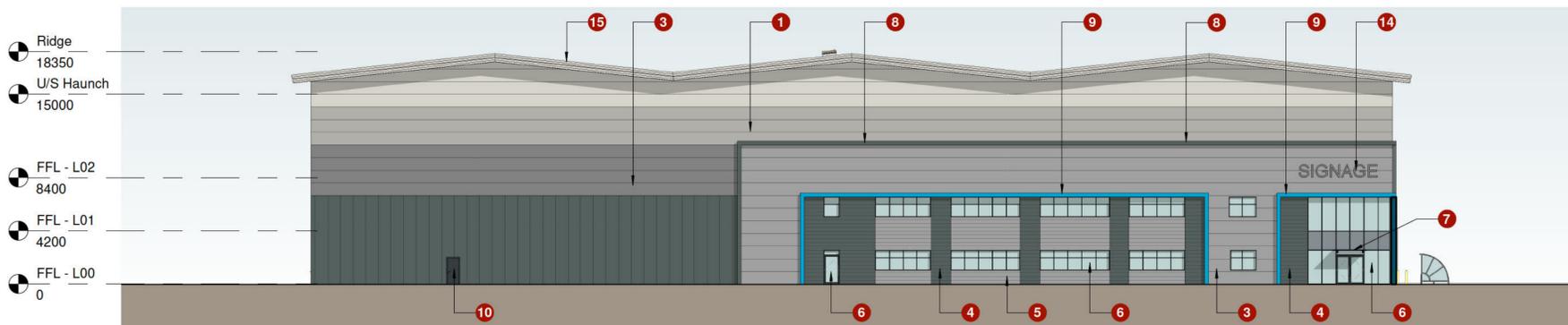
**GA Elevation - North**  
1 : 250



**GA Elevation - South**  
1 : 250



**GA Elevation - East**  
1 : 250



**GA Elevation - West**  
1 : 250

CAT-A Schedule of Materials	
1	Graded horizontally fitted trapezoidal profiled metal cladding system. External finish and colour (Top to Bottom): - Hamlet; RAL 9002 - Goosewing Grey; RAL 7038 - Pure Grey; RAL 000 55 00
2	Vertically fitted trapezoidal profiled metal cladding system. External finish and colour: - Merlin Grey; RAL 190 40 05
3	Horizontally fitted trapezoidal profiled metal cladding system cladding to offices. External finish and colour: - Metallic Silver Grey - Sirius; RAL 9006
4	Horizontally fitted micro-rib profile cladding to offices. External finish and colour: - Merlin Grey; RAL 190 40 05
5	Horizontally fitted micro-rib profile cladding to offices. External finish and colour: - Metallic Silver Grey - Sirius; RAL 9006
6	PPC frame glazed entrance doors, curtain walling and windows with grey tinted glazing (or lookalike insulated spandrel panels where required). External Colour: - Merlin Grey; RAL 190 40 05.
7	Glazed canopy over office main entrance door. - Frame finish to be Merlin Grey; RAL 190 40 05.
8	Flashings to frame Office portion of building. External finish and colour: - Merlin Grey; RAL 180 40 05.
9	Flashings to frame Office & reception feature elements. External finish and colour varies (refer to elevations): - Blue (Pantone Process Cyan)
10	Steel faced fire escape / personnel doors External finish and colour: Polyester Powder Coated - Anthracite (RAL 7016)
11	Insulated composite panel HGV Dock loading doors External finish and colour: Polyester Powder Coated - Anthracite (RAL 7016)
12	Insulated composite panel level access vehicle access doors. External finish and colour: Polyester Powder Coated - Anthracite (RAL 7016)
13	Precast concrete panel walling to loading dock surround.
14	Indicative Occupier Signage locations - Submitted under a separate planning application.
15	Warehouse Roof fascias and soffits. - Fascia (Top Half) - Hamlet (RAL 9002) - Fascia (Bottom Half) & Soffits - Hamlet (RAL 9002)
16	Warehouse Roof (Refer to drawing 205). Finish: Pure grey (RAL 000 55 00)

Rev.	Date/Checked
P6: Dock Shelters updated.	24.11.23 KI
P5: Tender Issue.	15.11.23 KI
P4: West Elevation updated.	10.11.23 KI
P3: Office element to West Elevation revised and Roof flashing colour revised.	01.11.23 KI
P2: Entrance lookalike panels updated.	13.10.23 KI
P1: First Issue.	27.04.23 KI

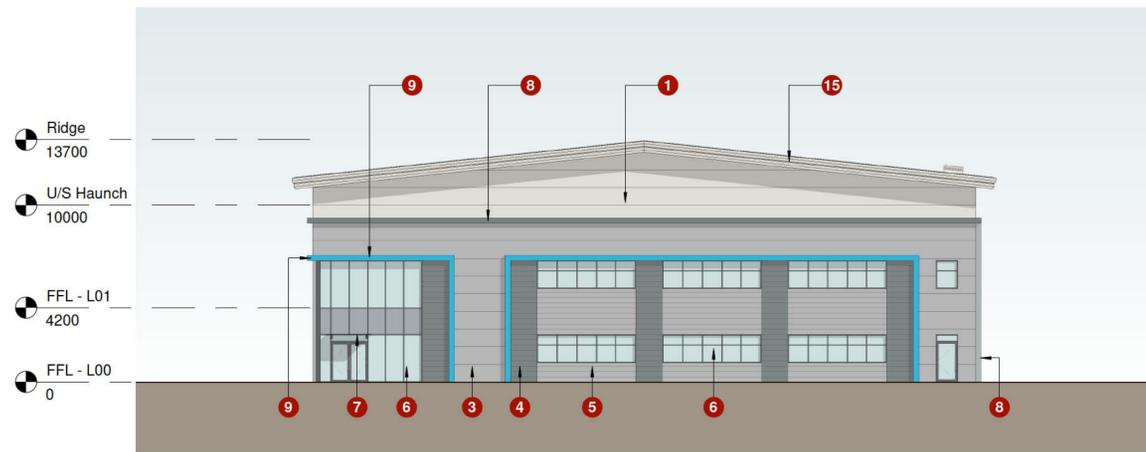
The Old Rectory Rectory Lane Milton Malbor  
NORTHAMPTON NN7 3AQ  
t: +44 (0)1604 858916 f: +44 (0)1604 859123  
www.peter-haddon.com

PLP  
**Astley, Wigan**  
Unit 1

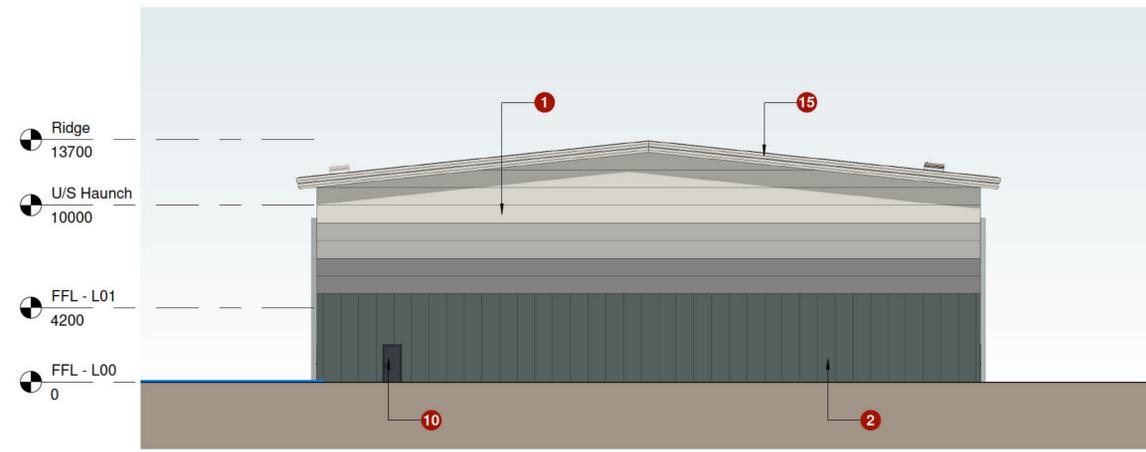
Building Elevations  
Status Tender  
Drawn ML Checked KI  
Date July 2022

Project Number:  
WIG-PHP-01-ZZ-DR-A-4557-300 P6

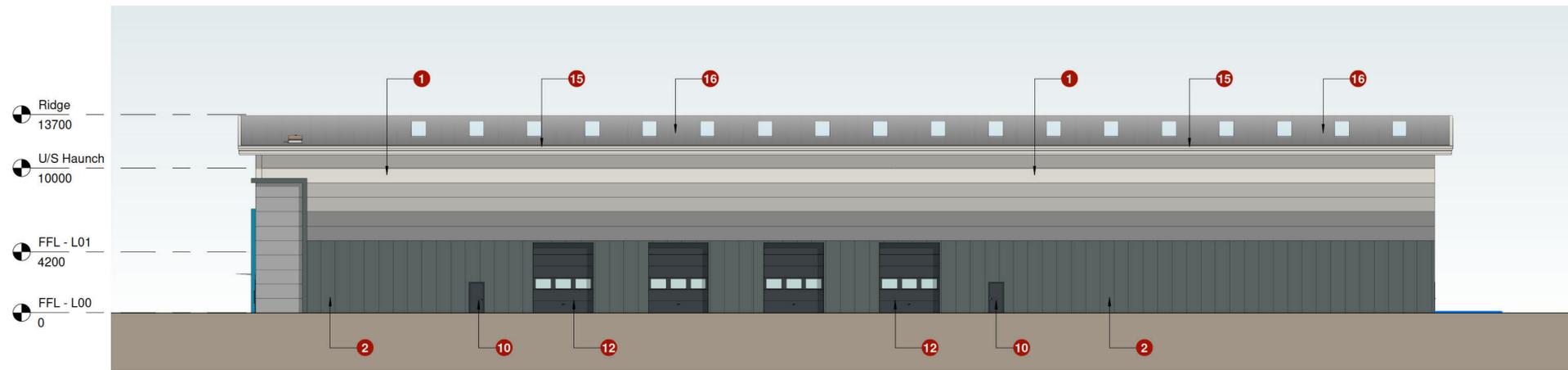
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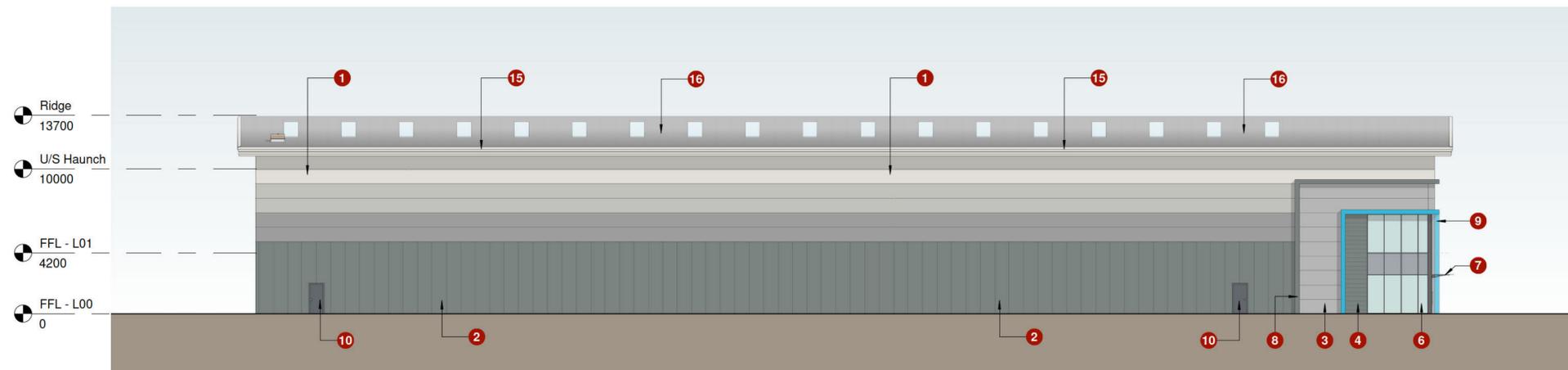
**GA Elevation - South**  
1 : 200



**GA Elevation - North**  
1 : 200



**GA Elevation - East**  
1 : 200



**GA Elevation - West**  
1 : 200

**CAT-A Schedule of Materials**

- 1 Graduated horizontally fitted trapezoidal profiled metal cladding system. External finish and colour (Top to Bottom):  
- Hamlet; RAL 9002  
- Goosewing Grey; RAL 7038  
- Pure Grey; RAL 900 55 00
- 2 Vertically fitted trapezoidal profiled metal cladding system. External finish and colour:  
- Merlin Grey; RAL 180 40 05
- 3 Horizontally fitted trapezoidal profiled metal cladding system cladding to offices. External finish and colour:  
- Metallic Silver Grey - Sirius; RAL 9006
- 4 Horizontally fitted micro-rib profile cladding to offices. External finish and colour:  
- Merlin Grey; RAL 180 40 05
- 5 Horizontally fitted micro-rib profile cladding to offices. External finish and colour:  
- Metallic Silver Grey - Sirius; RAL 9006
- 6 PPC frame glazed entrance doors, curtain walling and windows with grey tinted glazing. External Colour:  
- Merlin Grey; RAL 180 40 05.
- 7 Glazed canopy over office main entrance door.  
- Frame finish to be Merlin Grey; RAL 180 40 05.
- 8 Flashings to frame Office portion of building. External finish and colour:  
- Merlin Grey; RAL 180 40 05.
- 9 Flashings to frame Office & reception feature elements. External finish and colour varies (refer to elevations):  
- Blue (Pantone Process Cyan)
- 10 Steel faced fire escape / personnel doors colour:  
- Polyester Powder Coated  
- Anthracite (RAL 7016)
- 12 Insulated composite panel level access vehicle access doors. External finish and colour:  
- Polyester Powder Coated - Anthracite (RAL 7016)
- 14 Indicative Occupier Signage locations  
- Submitted under a separate planning application.
- 15 Warehouse Roof fascias and soffits.  
- Fascia (Top Half) - Hamlet (RAL 9002)  
- Fascia (Bottom Half) & Soffits - Hamlet (RAL 9002)
- 16 Warehouse Roof (Refer to drawing 205).  
Finish: Pure grey (RAL 000 55 00)

P8: Roof hatch positions updated.	20.12.23 KI
P7: Dock levelers omitted. 2 no. level access doors added.	30.11.23 KI
P6: General update.	24.11.23 KI
P5: Tender Issue.	16.11.23 KI
P4: South Elevation updated. Roof flashings updated.	01.11.23 KI
P3: South Elevation updated.	25.10.23 KI
P2: Entrance lookalike panels updated	13.10.23 KI
P1: First Issue.	27.04.23 KI

Rev.	Date/Checked
The Old Rectory Rectory Lane Milton Malsbor NORTHAMPTON NN7 3AQ t: +44 (0)1604 858916 f: +44 (0)1604 859123 www.peter-haddon.com	<b>pHp</b> architects

PLP  
**Astley, Wigan**  
Unit 3

Building Elevations	
Status	Tender
Drawn	ML Checked KI
Date	July 2022

Project Number:  
WIG-PHP-03-ZZ-DR-A-4557-300 P8

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SCALE 1:250

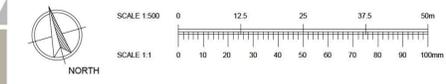
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KEY

- EXISTING HEDGEROW AND TREES TO BE RETAINED AND PROTECTED**
- EXISTING HEDGEROW AND TREES TO BE REMOVED**
- SEMI-MATURE TREE**  
(Tree pit size: 2000x2000x1000mm)  
20-25cm stem girth  
5.0-5.5m height  
3m clear stem  
Rootballed  
Species:  
Acer campestre  
Acer x fraxinosa 'Autumn Blaze'  
Carpinus betulus 'Lucas'  
Tilia cordata 'Greenspire'
- EXTRA HEAVY STANDARD TREES**  
(Tree pit size: 1500x1500x900mm)  
18-20cm stem girth  
4.5-5.0m height  
1.8-2.1m clear stem  
Rootballed  
Species:  
Acer campestre 'Streetwise'  
Betula pendula  
Carpinus betulus 'Lucas'  
Tilia cordata 'Greenspire'
- EXTRA HEAVY STANDARD TREES**  
(Tree pit size: 1000x1000x750mm)  
14-16cm girth  
4.0-4.5m height  
1.8-2.1m clear stem  
Rootballed  
Species:  
Acer pseudoplatanus  
Acer rubrum  
Alnus incana 'Aurora'  
Betula pendula 'Tristar'  
Carpinus betulus  
Prunus avium  
Sorbus aucuparia  
Sorbus aria  
Quercus palustris
- MULTI-STEM TREES**  
(Tree pit size: 1000x1000x750mm)  
3.0-3.5m height  
3x transplanted  
Rootballed  
Species:  
Acer ginnale  
Betula nigra  
Betula albosinensis  
Cercis siliquastrum  
Cornus controversa
- CONIFEROUS TREES**  
(Tree pit size: 1000x1000x750mm)  
2.0-2.5m height  
4x transplanted  
Rootballed  
Species:  
Pinus nigra  
Pinus sylvestris
- FEATHERED TREES**  
1.75-2.0m height  
2x transplanted  
Well furnished with lateral shoots to base  
Root wrapped  
Species:  
Alnus glutinosa  
Betula pubescens  
Sorbus aucuparia
- SPECIMEN SHRUBS**  
(300mm depth of subsoil)
- WOODLAND MIX PLANTING**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Feathered trees planted in single species groups of 3-5 at 3m apart and 3m from extra heavy standard trees. Whip/Transplants to be planted in groups of 3-9 of the same species on a 1.5m grid.
- FEATHERED TREES - Well furnished with lateral roots to the base**
- Whip/Transplants**
- THICKET (WOODLAND EDGE) MIX PLANTING**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Whips/Transplants planted in groups of 3-9 of the same species on a 1.0m grid.
- Whip/Transplants**
- MIXED SPECIES NATIVE HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.
- ORNAMENTAL HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.
- TALL ORNAMENTAL SHRUB PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is above 1m.
- LOW ORNAMENTAL SHRUB/HERBACEOUS PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is below 1m.
- GRASS SEEDED AREAS**  
(150mm depth of topsoil + minimum 150mm depth subsoil)  
To be sown with Eromogate Flowering Lawn Mixture (EL1) or similar approved. To be sown at a rate of 4g/m<sup>2</sup>
- PROPOSED TRANSLOCATED GRASSLAND**  
To be carried out in accordance with ecologists recommendations & methodologies.
- SPECIES RICH GRASSLAND AREAS**  
(Cultivated subsoil to a depth of 300mm)  
To be sown with Eromogate EM2 Seed mix or similar approved. Sown at a rate of 4g/m<sup>2</sup>
- DAMP TOLERANT GRASS AREAS**  
(Cultivated subsoil to a depth of 300mm)  
To be sown with Eromogate EMS Pond-edge mix or similar approved. Sown at a rate of 4 g/m<sup>2</sup>
- CONTOURS**  
Refer to BE DESIGN 'Proposed Levels Plan' (Drawing no: WIGAN BED ST 00 DR S 0900)
- EXISTING LANDSCAPING TO BE RETAINED AS PART OF THE PROPOSALS**  
Existing landscape to be protected and made good where required.
- GRAVEL MARGIN**  
Gravel margin to be located between service yard kerb & security fencing.
- SECTION LINES**  
Refer to BCA drawing 2266-22-07 'Landscape Cross Sections' for detail.
- SECURITY FENCING**  
Refer to PHP drawing 4557-001-P23 'Site Plan' For further detail.
- SERVICE EASEMENTS**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- RETAINING STRUCTURES**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- EXISTING BRIDLEWAY**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- DIVERTED FOOTPATHS**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- SLOPE**
- PLOT BOUNDARY**
- SITE BOUNDARY**

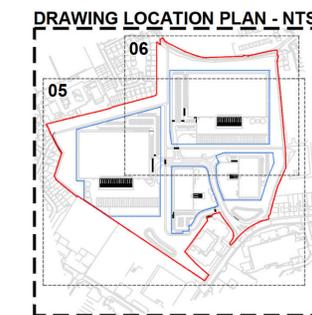


REFER TO BCA DRAWING 2266-22-06 FOR CONTINUATION OF CONCEPT PROPOSALS



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**NOTES:**  
Layout based on PHP Architects 'Site Layout Proposal'  
(Drawing no: WIG-PPP-00-00-DR-A-4557-001-P32)  
Levels based on BE DESIGN 'Proposed Levels Plan'  
(Drawing no: WIGAN BED ST 00 DR S 0900)  
Survey information provided by TOWER SURVEYS Associates.  
(Drawing no: TSA-22-1689\_201 Rev A)



P04	Tree sizes altered to suit LPA comment	HC	MB	15.02.24
P03	Red line boundary updated + minor design tweaks	HC	MB	01.09.23
P02	Design amended following team discussions	HC	MB	11.03.23
P01	Design amended following team discussions	HC	MB	07.07.22
REV	DESCRIPTION	BY	CHKD	DATE



<b>CLIENT</b>		PEEL LOGISTICS MANAGEMENT LIMITED	
<b>PROJECT</b>		ASTLEY BUSINESS PARK, WIGAN	
<b>DRAWING TITLE</b>		LANDSCAPE CONCEPT PROPOSALS (Sheet 1 of 2)	
<b>CONTRACT NUMBER:</b>	226622	<b>DATE:</b>	03/08/23
<b>DRAWING STATUS:</b>	PLANNING	<b>CAD REFERENCE:</b>	2266-22-05_06.dwg
<b>DRAWN BY:</b>	HC	<b>CHECKED BY:</b>	MB
<b>SCALE:</b>	1:500	<b>ORIGINAL SHEET:</b>	A1
<b>PROJECT ORIGINATOR VOLUME:</b>	WIG	<b>LEVEL:</b>	ELS
<b>TYPE:</b>	XX	<b>DR:</b>	DR
<b>NUMBER:</b>	2262-22-05	<b>S5:</b>	S5
<b>REV:</b>	P04		

Bary Chim Associates Ltd, Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2S2  
Tel: +44 (0)1928 614031 Email: gcn@bca-landscape.com Website: www.bca-landscape.com

KEY

- EXISTING HEDGEROW AND TREES TO BE RETAINED AND PROTECTED**
- EXISTING HEDGEROW AND TREES TO BE REMOVED**
- SEMI-MATURE TREE**  
(Tree pit size: 2000x2000x1000mm)  
20-25cm stem girth  
5.0-5.5m height  
3m clear stem  
Rootballed  
Species:  
Acer campestre  
Acer x fraxinosa 'Autumn Blaze'  
Carpinus betulus 'Lucas'  
Tilia cordata 'Greenspire'
- EXTRA HEAVY STANDARD TREES**  
(Tree pit size: 1500x1500x900mm)  
18-20cm stem girth  
4.5-5.0m height  
1.8-2.1m clear stem  
Rootballed  
Species:  
Acer campestre 'Streetwise'  
Betula pendula  
Carpinus betulus 'Lucas'  
Tilia cordata 'Greenspire'
- EXTRA HEAVY STANDARD TREES**  
(Tree pit size: 1000x1000x750mm)  
14-16cm girth  
4.0-4.5m height  
1.8-2.1m clear stem  
Rootballed  
Species:  
Acer pseudoplatanus  
Acer rubrum  
Alnus incana 'Aurora'  
Betula pendula 'Tortosa'  
Carpinus betulus  
Prunus avium  
Sorbus aucuparia  
Sorbus aria  
Quercus palustris
- MULTI-STEM TREES**  
(Tree pit size: 1000x1000x750mm)  
3.0-3.5m height  
3x transplanted  
Rootballed  
Species:  
Acer ginnale  
Betula nigra  
Betula albosinensis  
Cercis siliquastrum  
Cornus controversa
- CONIFEROUS TREES**  
(Tree pit size: 1000x1000x750mm)  
2.0-2.5m height  
4x transplanted  
Rootballed  
Species:  
Pinus nigra  
Pinus sylvestris
- FEATHERED TREES**  
1.75-2.0m height  
2x transplanted  
Well furnished with lateral shoots to base  
Root wrapped  
Species:  
Alnus glutinosa  
Betula pubescens  
Sorbus aucuparia
- SPECIMEN SHRUBS**  
(300mm depth of subsoil)
- WOODLAND MIX PLANTING**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Feathered trees planted in single species groups of 3-5 at 3m apart and 3m from extra heavy standard trees. Whip/Transplants to be planted in groups of 3-9 of the same species on a 1.5m grid.
- Feathered Trees - Well furnished with lateral roots to the base**

%	Species	Common Name	Size	Age	Root/Pot	OG
	Acer campestre	Field Maple	1750-2000mm	2x	Transplanted	OG
	Betula pendula	Silver Birch	1750-2000mm	2x	Transplanted	OG
	Prunus avium	Wild Cherry	1750-2000mm	2x	Transplanted	OG
	Quercus robur	Common Oak	1750-2000mm	2x	Transplanted	OG

- Whip/Transplants**

%	Species	Common Name	Size	Age	Root/Pot	OG
	Cornus sanguinea	Dogwood	600-800mm 1+1	OG		OG
	Corylus avellana	Hazel	600-800mm 1+2	OG		OG
	Crataegus monogyna	Hawthorn	600-800mm 1+1	OG		OG
	Ilex aquifolium	Holly	400-600mm 3L			OG
	Ligustrum vulgare	Privet	600-800mm 0/2			OG
	Prunus spinosa	Blackthorn	600-800mm 1+1	OG		OG

- THICKET (WOODLAND EDGE) MIX PLANTING**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Whips/Transplants planted in groups of 3-9 of the same species on a 1.0m grid.
- Whip/Transplants**

%	Species	Common Name	Size	Age	Root/Pot	OG
	Cornus sanguinea	Dogwood	600-800mm 1+1	OG		OG
	Corylus avellana	Hazel	600-800mm 1+1	OG		OG
	Crataegus monogyna	Hawthorn	600-800mm 1+1	OG		OG
	Elomyia europaeus	Spindle	600-800mm 1+1	OG		OG
	Ilex aquifolium	Holly	400-600mm 3L			OG
	Ligustrum vulgare	Privet	600-800mm 0/2			OG
	Prunus spinosa	Blackthorn	600-800mm 1+1	OG		OG
	Rosa canina	Dog Rose	600-800mm 1+1	OG		OG
	Sambucus nigra	Elder	600-800mm 1+1	OG		OG
	Viburnum opulus	Guelder Rose	600-800mm 1+2	OG		OG

- MIXED SPECIES NATIVE HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

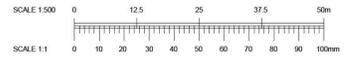
%	Species	Common Name	Size	Age	Root/Pot	OG
	Acer campestre	Field Maple	600-800mm 1+1	OG		OG
	Carpinus betulus	Hornbeam	600-800mm 1+1	OG		OG
	Cornus sanguinea	Dogwood	600-800mm 1+1	OG		OG
	Corylus avellana	Hazel	600-800mm 1+2	OG		OG
	Crataegus monogyna	Hawthorn	600-800mm 1+1	OG		OG
	Ilex aquifolium	Holly	400-600mm 3L			OG
	Ligustrum vulgare	Privet	600-800mm 0/2			OG
	Prunus spinosa	Blackthorn	600-800mm 1+1	OG		OG
	Rosa canina	Dog Rose	600-800mm 1+1	OG		OG
	Sambucus nigra	Elder	600-800mm 1+1	OG		OG
	Viburnum opulus	Guelder Rose	600-800mm 1+2	OG		OG

- ORNAMENTAL HEDGEROW**  
(300mm depth of topsoil + minimum 600mm depth subsoil)  
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

%	Species	Size	Pot	OG
	100% Carpinus betulus	1000-1250mm	1m Trough	

- TALL ORNAMENTAL SHRUB PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is above 1m.
- LOW ORNAMENTAL SHRUB/HERBACEOUS PLANTING**  
(300mm depth of topsoil + minimum 300mm depth subsoil)  
Ultimate plant height is below 1m.
- GRASS SEEDED AREAS**  
(150mm depth of topsoil + minimum 150mm depth subsoil)  
To be sown with Eromogate Flowering Lawn Mixture (EL1) or similar approved. To be sown at a rate of 4g/m<sup>2</sup>
- PROPOSED TRANSLOCATED GRASSLAND**  
To be carried out in accordance with ecologists recommendations & methodologies.
- SPECIES RICH GRASSLAND AREAS**  
(Cultivated subsoil to a depth of 300mm)  
To be sown with Eromogate EM2 Seed mix or similar approved. Sown at a rate of 4g/m<sup>2</sup>
- DAMP TOLERANT GRASS AREAS**  
(Cultivated subsoil to a depth of 300mm)  
To be sown with Eromogate EMS Pond-edge mix or similar approved. Sown at a rate of 4 g/m<sup>2</sup>
- CONTOURS**  
Refer to BE DESIGN 'Proposed Levels Plan' (Drawing no: WIGAN BED ST 00 DR S 0900)
- EXISTING LANDSCAPING TO BE RETAINED AS PART OF THE PROPOSALS**  
Existing landscape to be protected and made good where required.
- GRAVEL MARGIN**  
Gravel margin to be located between service yard kerb & security fencing.
- SECTION LINES**  
Refer to BCA drawing 2266-22-07 'Landscape Cross Sections' for detail.
- SECURITY FENCING**  
Refer to PHP drawing 4557-001-P23 'Site Plan' For further detail.
- SERVICE EASEMENTS**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- RETAINING STRUCTURES**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- EXISTING BRIDLEWAY**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- DIVERTED FOOTPATHS**  
Refer to PHP drawing: 4557-001-P23 'Site Plan' For further detail.
- SLOPE**
- PLOT BOUNDARY**
- SITE BOUNDARY**

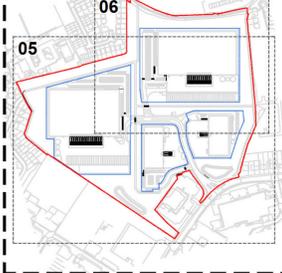
REFER TO BCA DRAWING 2266-22-06 FOR CONTINUATION OF CONCEPT PROPOSALS



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**NOTES:**  
Layout based on PHP Architects 'Site Layout Proposal'  
(Drawing no: WIG-PPP-00-00-DR-A-4557-001-P32)  
Levels based on BE DESIGN 'Proposed Levels Plan'  
(Drawing no: WIGAN BED ST 00 DR S 0900)  
Survey information provided by TOWER SURVEYS Associates.  
(Drawing no: TSA-22-1689\_201 Rev A)

DRAWING LOCATION PLAN - NTS

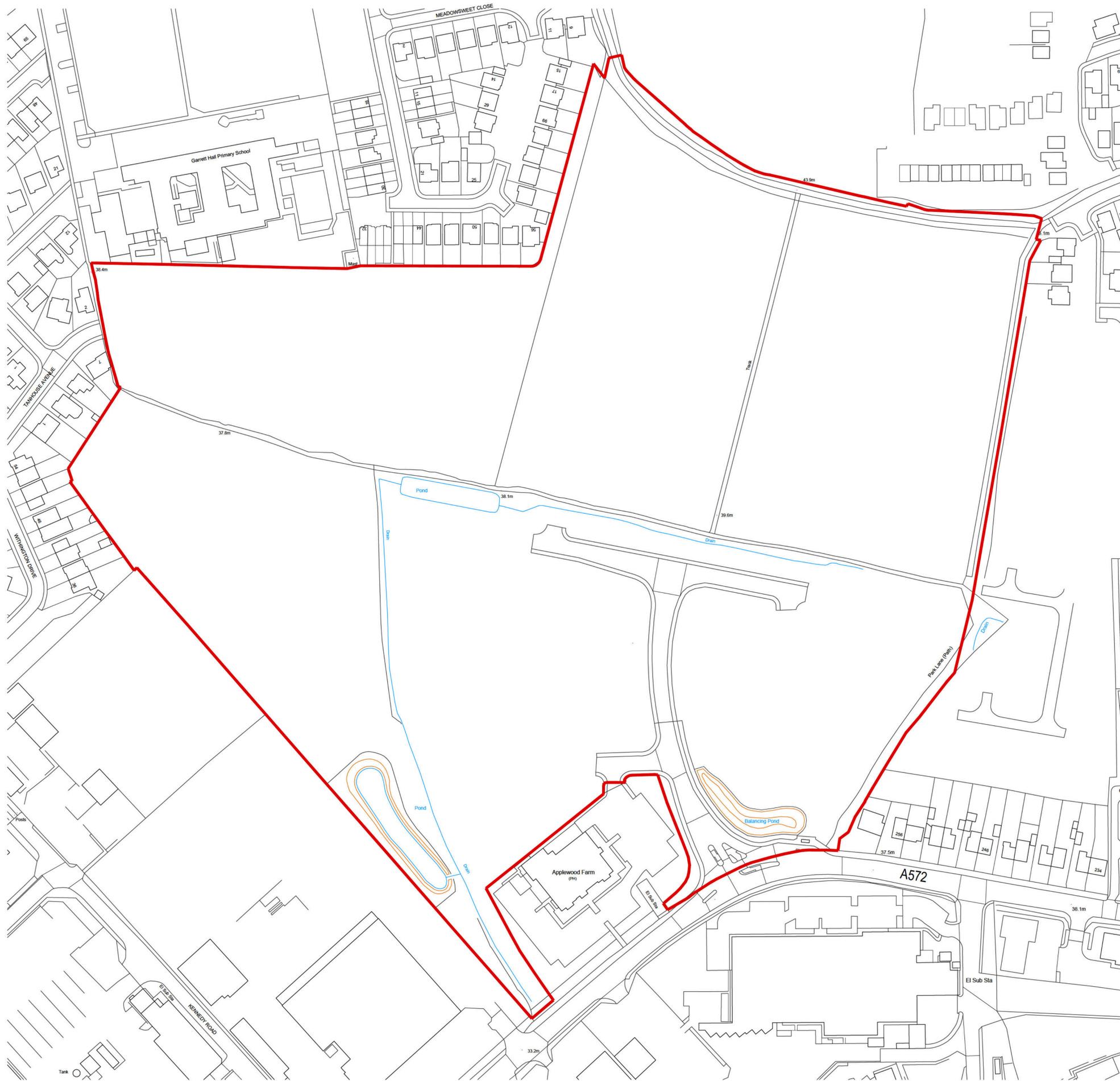


REV	DESCRIPTION	BY	CHKD	DATE
P04	Tree sizes altered to suit LPA comment	HC	MB	15.09.24
P03	Red line boundary updated + minor design tweaks	HC	MB	01.09.23
P02	Design amended following team discussions	HC	MB	11.09.23
P01	Design amended following team discussions	HC	MB	07.07.23



<b>CLIENT</b>		PEEL LOGISTICS MANAGEMENT LIMITED	
<b>PROJECT</b>		ASTLEY BUSINESS PARK, WIGAN	
<b>DRAWING TITLE</b>		LANDSCAPE CONCEPT PROPOSALS (Sheet 1 of 2)	
<b>CONTRACT NUMBER:</b>	226622	<b>DATE:</b>	03/08/23
<b>DRAWING STATUS:</b>	PLANNING	<b>CAD REFERENCE:</b>	2266-22-05_06.dwg
<b>DRAWN BY:</b>	HC	<b>CHECKED BY:</b>	MB
<b>SCALE:</b>	1:500	<b>ORIGINAL SHEET:</b>	A1
<b>PROJECT ORIGINATOR VOLUME:</b>	WIG	<b>LEVEL:</b>	ELS
<b>TYPE:</b>	XX	<b>DR:</b>	DR
<b>NUMBER:</b>	2262-22-05	<b>S5:</b>	S5
<b>REV:</b>	P04		

Bary Chim Associates Ltd, Harbury Road, Deppers Bridge, Southam, Warwickshire, CV47 2S2. Tel: +44 (0)1928 614031. Email: gcn@bca-landscape.com. Website: www.bca-landscape.com



**Application Red Line**  
**Site Area -**  
**31.46 Acres**  
**12.73 Hectare**

Revisions:

P01: First Issue.	25.08.22 ki
P02: Planning Boundary update.	25.04.23 ki
P03: Red Line Boundary updated.	02.08.23 ki
P04: Red line Planning boundary update.	15.08.23 ki



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**ASTLEY, WIGAN  
 MANCHESTER**

**PEEL LOGISTICS PROPERTY  
 APPLICATION RED LINE**

Status	Planning
Drawn by :	KI
Checked by :	RM
Date	AUG 2021

Document Number:  
 WIG-PHP-00-00-DR-A-4557-006-P4



Scale@ A1  
 0 25m 50m SCALE 1:1000

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- Bat Tree Reference numbers taken from The Environment Partnership - Phase 1 Habitat Survey dwg G8908.008
- Existing Broad leaved Trees with high Bat roost suitability - T7
  - Existing Broad leaved Trees with moderate Bat roost suitability - T2, T3, T8
  - Existing Broad leaved Trees with low Bat roost suitability - T6
  - Existing Broad leaved Trees with negligible Bat roost suitability - T1, T4, T5
- Existing Public Rights of Way
  - New Public Rights of Way (Diverted from existing)
  - Existing Public Rights of Way
  - Close boarded timber or similar solid construction Acoustic fencing to achieve 20kg/m<sup>2</sup>

Unit GIA Areas	
<b>UNIT 1</b>	
Warehouse -	12,773sqm - 137,493sqft
Office -	736sqm - 7,917sqft
Plant -	13sqm - 138sqft
<b>Total -</b>	<b>13,522sqm - 145,548sqft</b>
Plot Area 6.94 Acres	
<b>Externals</b>	
50m yard	
Docks - 12	
Level Access Doors - 2	
Trailer Bays - 38	
Car Parking - 113 (11 EV & 6 car share bays)	
Cycles - 50	
Motorcycles - 6	
<b>UNIT 2</b>	
Warehouse -	12,249sqm - 131,848sqft
Office -	792sqm - 8,523sqft
Plant -	13sqm - 142sqft
<b>Total -</b>	<b>13,054sqm - 140,513sqft</b>
Plot Area 7.34 Acres	
<b>Externals</b>	
55m yard	
Docks - 16	
Level Access Doors - 2	
Trailer Bays - 35	
Car Parking - 141 (14 EV & 7 car share)	
Cycles - 50	
Motorcycles - 6	
<b>UNIT 3</b>	
Warehouse -	2,858sqm - 30,767sqft
Office -	394sqm - 4,235sqft
Plant -	8sqm - 90sqft
<b>Total -</b>	<b>3,260sqm - 35,092sqft</b>
Plot Area 2.1 Acres	
<b>Externals</b>	
35m yard	
Docks - 2	
Level Access Doors - 2	
Car Parking - 42 (5 EV & 2 car share)	
Cycles - 20	
Motorcycles - 2	
<b>UNIT 4</b>	
Warehouse -	2,873sqm - 30,926sqft
Office -	370sqm - 3,973sqft
Plant -	7sqm - 80sqft
<b>Total -</b>	<b>3,250sqm - 34,979sqft</b>
Plot Area 2.27 Acres	
<b>Externals</b>	
35-40m yard	
Docks - 2	
Level Access Doors - 2	
Car Parking - 30 (3 EV & 2 car share)	
Cycles - 20	
Motorcycles - 2	

**Site Area Planning Application - 31.46 Acres**

**Infrastructure Areas**

Estate Access Road - 1.47 Acres

Strategic Landscaping Zones outside Plot areas - 10.78 Acres

Revisions:  
 P37 / Acoustic fences indicated. Footpath key added. 26.08.22 ki  
 External plant area added.



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**LAND AT ASTLEY, WIGAN MANCHESTER**

**PEEL LOGISTICS PROPERTY SITE LAYOUT PROPOSAL**

Status: Tender  
 Drawn by: KI Checked by: RM  
 Date: AUG 2021

Document Number:  
 WIG-PHP-00-00-DR-A-4557-001-P37

Scale@ A1 1:1000  
 0 25m 50m SCALE 1:1000  
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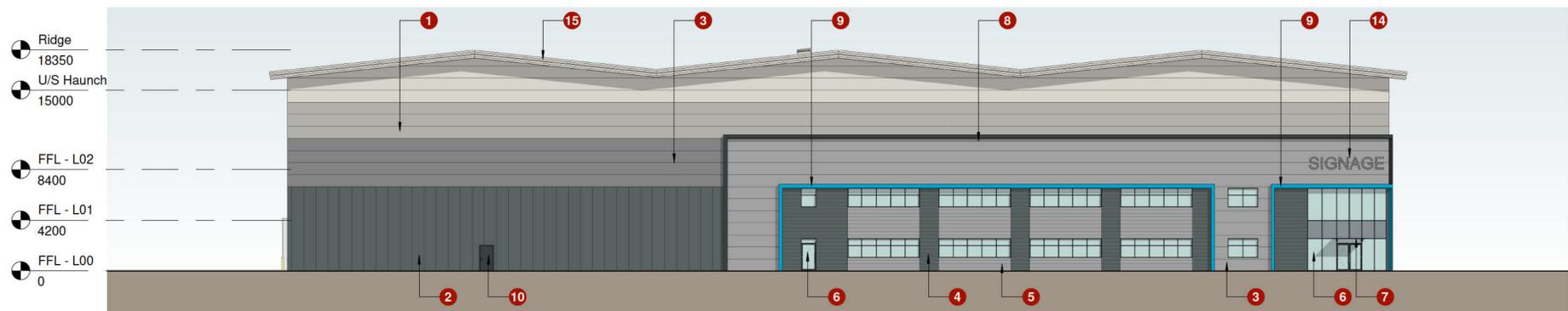
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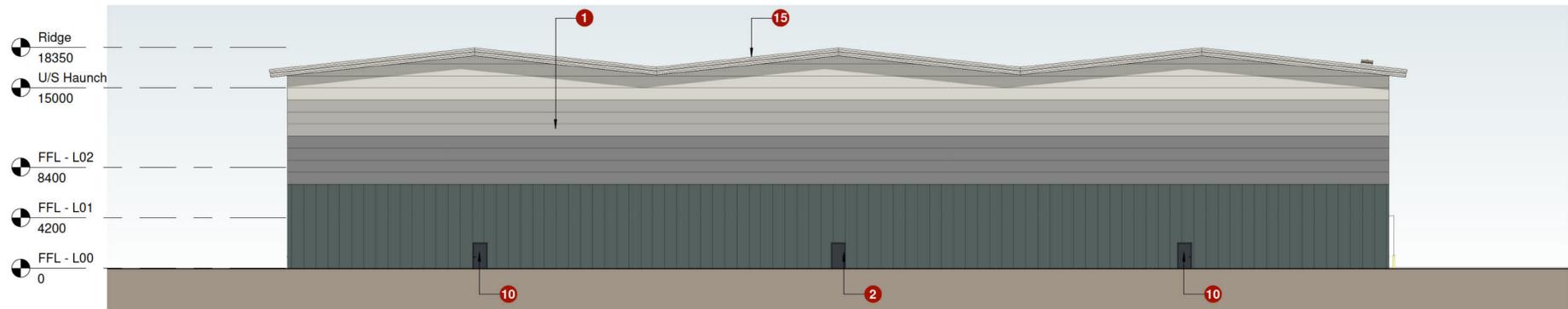
**GA Elevation - North**  
1 : 250



**GA Elevation - South**  
1 : 250



**GA Elevation - East**  
1 : 250



**GA Elevation - West**  
1 : 250

CAT-A Schedule of Materials	
1	Gradated horizontally fitted trapezoidal profiled metal cladding system. External finish and colour (Top to Bottom): - Hamlet; RAL 9002 - Goosewing Grey; RAL 7038 - Pure Grey; RAL 000 55 00
2	Vertically fitted trapezoidal profiled metal cladding system. External finish and colour: - Merlin Grey; RAL 180 40 05
3	Horizontally fitted trapezoidal profiled metal cladding system cladding to offices. External finish and colour: - Metallic Silver Grey - Sirius; RAL 9006
4	Horizontally fitted micro-rib profile cladding to offices. External finish and colour: - Merlin Grey; RAL 180 40 05
5	Horizontally fitted micro-rib profile cladding to offices. External finish and colour: - Metallic Silver Grey - Sirius; RAL 9006
6	PPC frame glazed entrance doors, curtain walling and windows with grey tinted glazing (or lookalike insulated spandrel panels where required). External Colour: - Merlin Grey; RAL 180 40 05.
7	Glazed canopy over office main entrance door. - Frame finish to be Merlin Grey; RAL 180 40 05.
8	Flashings to frame Office portion of building. External finish and colour: - Merlin Grey; RAL 180 40 05.
9	Flashings to frame Office & reception feature elements. External finish and colour varies (refer to elevations): - Blue (Pantone Process Cyan)
10	Steel faced fire escape / personnel doors. External finish and colour: - Polyester Powder Coated - Anthracite (RAL 7016)
11	Insulated composite panel HGV Dock loading doors. External finish and colour: - Polyester Powder Coated - Anthracite (RAL 7016)
12	Insulated composite panel level access vehicle access doors. External finish and colour: - Polyester Powder Coated - Anthracite (RAL 7016)
13	Precast concrete panel walling to loading dock surround.
14	Indicative Occupier Signage locations - Submitted under a separate planning application.
15	Warehouse Roof fascias and soffits. - Fascia (Top Half) - Hamlet (RAL 9002) - Fascia (Bottom Half) & Soffits - Hamlet (RAL 9002)
16	Warehouse Roof (Refer to drawing 205). Finish: Pure grey (RAL 000 55 00)

P3: Dock shelter update.	24.11.23 KI
P2: Tender Issue	21.11.23 KI
P1: First Issue.	27.04.23 KI
Rev.	Date/Checked
The Old Rectory NORTHAMPTON t: +44 (0)1604 858916 www.peter-haddon.com	Rectory Lane Milton Malbor NN7 3AQ f: +44 (0)1604 859123

PLP  
**Astley, Wigan**  
Unit 2

**Building Elevations**

Status	Tender
Drawn	ML Checked KI
Date	July 2022

Project Number:  
WIG-PHP-02-ZZ-DR-A-4557-300 P3

Scale@ A1  
0 5m 10m  
SCALE 1:250

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 23 July 2025 10:33  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: A/23/96226/MAJOR - Enforcement Site Visit Required this week  
**Attachments:** Planning Enforcement Reporting form 575908; Land off Chaddock Lane, Astley

Hi [REDACTED]

I've already looked into this one and it seems like the complainant has referred to the Design and Access Statement (which apparently states that the height was limited to 13m) rather than the approved plans showing the height to be 18.35m, which are attached in the email response I sent to him.

I am happy to go out on site but not sure how I'd take the height measurement...

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
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---

**From:** [REDACTED]  
**Sent:** 23 July 2025 10:16  
**To:** [REDACTED]  
**Cc:** [REDACTED]; planningenforcement  
<planningenforcement@wigan.gov.uk>  
**Subject:** A/23/96226/MAJOR - Enforcement Site Visit Required this week

Hi [REDACTED]

We have received a complaint from Cllr [REDACTED] on behalf of local residents in respect of the above and that its not built in accordance with the approved plans – summary below.

[REDACTED] – can you go out on site this week please and report back. We need to see whether what has been built is in accordance with the approved plans.

[REDACTED] as it was your app, can you assist [REDACTED] please.

Thanks both.

█

*I can't find the original plans for the business park on the planning portal.*

*It was agreed to well before I was a Cllr and before the boundary changes.*

*Residents are adamant this is a lot bigger than originally planned.*

*Some residents weren't aware of it when they bought their houses and now can't sell their homes because of the size of it.*

*People are getting in touch with us and [REDACTED] office to say they think something is untoward with how the planning has gone about and the sheer size of the frame they have erected.*

*Theres rumours of the conveyancers of the new builds didn't disclose the information of the building to residents who bought the new build, especially those who moved in from out of town.*

*Residents are also complaining about the lack of response or lack of action from the council to the developer building this huge building.*

*Any advice?*

[REDACTED]

**Deputy Team Leader – Development Management**

**My working days are Monday - Thursday**

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

>><<



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 23 July 2025 15:56  
**To:** [REDACTED]  
**Cc:** [REDACTED] planningenforcement; DMenquiries; [REDACTED]  
**Subject:** RE: MEM039740/MEM039742/MEM039761 - Applewood Site - [REDACTED]

Good afternoon,

I believe the dust issues at the site have now been resolved by additional dust control actions taken by site management and of course the change in the weather.

We've not had any further complaints about the dust, even during the most recent heatwave.

In regard to the water pressure issues, the complainants were directly advised to contact United Utilities as this was not a planning matter.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

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---

**From:** [REDACTED]  
**Sent:** 23 July 2025 12:18  
**To:** [REDACTED]

Cc: [redacted] ; planningenforcement ; DMenquiries ; [redacted]  
Subject: MEM039740/MEM039742/MEM039761 - Applewood Site - [redacted]

Good Morning [redacted],

These 3 enquiries are significantly overdue, they were received 29.05.2025. [redacted] requested holding response be sent to all 3 whilst you were on leave but we have had not further update.

Please provide an update on this case by close of play today so we can update all 3 parties.

FYI, his had also been escalated to David and Aidan directly my [redacted]

Regards

[redacted]  
**Principal Business Support Officer – Development Management & Building Control**  
Growth and Economy  
Wigan Council  
Wigan Life Centre, College Avenue, Wigan WN1 1NJ  
[redacted]

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 14 August 2025 16:26  
**To:** DMenquiries  
**Subject:** MEM039592/MEM039761/MEM039742/MEM039740

Good afternoon,

Could the above please be closed? It is regarding dust issues on site at Astley Park Way.

This has now been resolved so I will be closing the enforcement case.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 November 2025 12:19  
**To:** [REDACTED]  
**Cc:** planningenforcement  
**Subject:** FW: FW:warehouses

**Importance:** High

Hi [REDACTED] can you pick this up today please.

Thanks

[REDACTED]  
**Deputy Team Leader – Development Management**

**My working days are Monday - Thursday**

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

---

**From:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Sent:** 05 November 2025 11:54  
**To:** DMenquiries <DMenquiries@wigan.gov.uk>; [REDACTED]  
**Subject:** FW: FW:warehouses

Hi all,

Can contact be made with the site manager please, to understand whether this has actually been caused by the construction site and whether any mitigation is needed?

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

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

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)  
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---

**From:** [REDACTED]  
**Sent:** 05 November 2025 11:49  
**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Cc:** Members Enquires <[EEME@wigan.gov.uk](mailto:EEME@wigan.gov.uk)>  
**Subject:** Fw: FW:warehouses

Hi David  
See the FB post below. Flooding has occurred as a result of the development and children have to be carried to school  
Members enquiries please open a new enquiry  
Best wishes

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Wednesday, November 5, 2025 11:46:44 am  
**To:** [REDACTED]  
**Subject:** FW:

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Best wishes [REDACTED]

----- Original message -----

**From:** [REDACTED]  
**Date:** 05/11/2025 11:45 (GMT+00:00)  
**To:** [REDACTED]  
**Subject:**

<https://www.facebook.com/share/p/1UKuoTJonm/>

Best wishes [REDACTED]



**From:** [REDACTED]  
**Sent:** 05 November 2025 16:28  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley Business Park

Good afternoon [REDACTED]

Hope you are well.

Sorry to be emailing you again. I have been forwarded an email from one of the Councillors saying that the footpath located next to the Northwest corner of the site which runs from Tanhouse Avenue to Garrett Hall School has been flooded by water runoff from the site.



Firstly, could I clarify whether you are aware of the issue?

Secondly, is it runoff from the site?

Thirdly, are there any proposed measures to mitigate this issue?

Thank you

[REDACTED]  
**Planning Enforcement Officer**

Places Directorate Economy and Skills  
Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]  
**Postal Address:**

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---

**From:** [REDACTED]

**Sent:** 10 September 2025 12:29

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Astley Business Park

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Afternoon [REDACTED]

Yes, that's good for me, thanks.

**Kind Regards**

[REDACTED]  
**Project Manager**



Delivery Focused Main Contracting



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From: [redacted]  
Sent: 10 September 2025 12:10  
To: [redacted]  
Cc: [redacted]  
Subject: RE: Astley Business Park

Hi [redacted]

Would tomorrow at 11am be convenient to do a visit? It will be myself and [redacted] who's the Principal Planner and case officer.

Thank you

[redacted]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ



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---

**From:** [REDACTED]  
**Sent:** 04 September 2025 10:51  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley Business Park

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Thankyou [REDACTED]

Kind Regards

[REDACTED]  
Project Manager



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From: [Redacted]  
Sent: 04 September 2025 10:23  
To: [Redacted]  
Cc: [Redacted]  
Subject: RE: Astley Business Park

Good morning [Redacted]

Thank you very much for your email and invite to inspect the site.

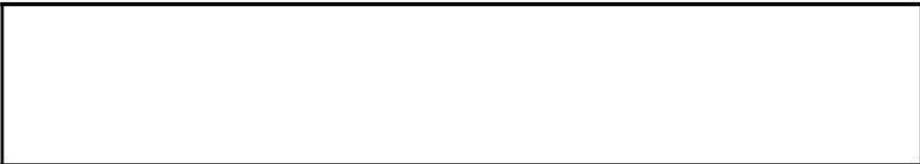
As the development has received a lot of media attention, I have extended the invite to the Planning Officer and the Development Management senior team as they are the ones dealing with any media responses so feel it would be appropriate for them to also be invited.

Once I hear back from the relevant individuals, I will get back to you to arrange the visit.

Thank you

[Redacted]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]  
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From: [REDACTED]  
Sent: 04 September 2025 09:13  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Astley Business Park

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Good Morning [REDACTED]

I hope you are well.

As I'm sure you are aware there is a lot of media attention on site currently, I wondered if you are available for a site visit to review the works we are currently doing and how we are operating? Appreciate you are not an advisory role but given the recent attention we are keen to make sure that we are working to the highest possible standard and wondered if a site review would help.

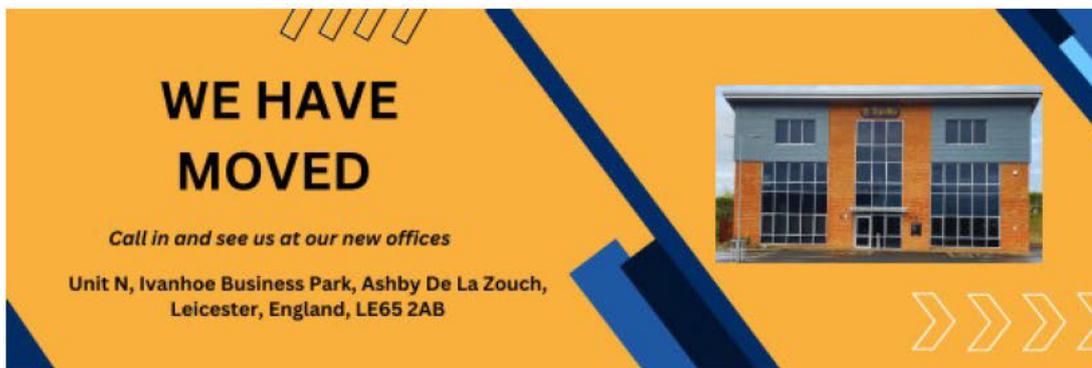
It may also be an opportunity to review any of the recent comments you have received from any residents. I've noticed a lot of comments about us starting works before 8:00 and Sunday working which just isn't true and I can demonstrate this on site.

**Kind Regards**

[REDACTED]  
**Project Manager**



Delivery Focused Main Contracting



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**From:** Enviro Education & Enforcement  
**Sent:** 06 November 2025 09:09  
**To:** planningenforcement  
**Cc:** [REDACTED]  
**Subject:** FW: General Enquiry

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** [REDACTED]

Hi

Please see report below regarding issues from a construction site.

Regards.

### Environmental Education & Enforcement

---

**From:** Network Management  
**Sent:** 05 November 2025 16:18  
**To:** Enviro Education & Enforcement  
**Subject:** FW: General Enquiry

Good afternoon,

Is the below email trail for yourselves?

Thank you

[REDACTED]  
**Network Management**

Places: Highways and Network Management  
Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

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**From:** [REDACTED]  
**Sent:** 05 November 2025 15:54

To: Network Management <[NetworkManagement@wigan.gov.uk](mailto:NetworkManagement@wigan.gov.uk)>

Subject: FW: General Enquiry

Hi

Please see email trail below. Is this for your Team?

Regards

**Regulatory Services Support Officer - Business Team**

Wigan Council – Resident Services

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

Email: [Regulation@wigan.gov.uk](mailto:Regulation@wigan.gov.uk)

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From: [formpost@wigan.gov.uk](mailto:formpost@wigan.gov.uk) <[formpost@wigan.gov.uk](mailto:formpost@wigan.gov.uk)>

Sent: 05 November 2025 13:41

To: EH Comm <[comm@wigan.gov.uk](mailto:comm@wigan.gov.uk)>

Subject: General Enquiry

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Contensis Email Notification

Project - Website

<http://wigancms.wigan.gov.uk/>

A new form post has been received.



Posted on: 05/11/2025 13:39:52

Posted from: <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>

Form Post

First name:

Last name:

Address:

**Postcode:**

**Contact  
telephone  
number:**

**Email:**

The path at the end of Tanhouse Ave running to Garrett Hall School has become flooded with water coming from the construction site behind Garrett Hall forcing parents and children to walk through the water and mud on their commute to school this morning. I am aware the area around the construction site has recently been treated with chemicals I believe in preparation to plant bushes and trees this may be a risk to the children that have walked through in their school shoes.

**Enquiry /  
Comments:**

### Properties

**Form**

**Reference:** FRM2188202

**Posted by:** Public User

**IP Address:**

**Posted on:** 05/11/2025 13:39:52

**Posted from:** <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>

**Marked as Read:** No ([Mark this post as read](#))

**Form template:** /SiteElements/Forms/Food-Hygiene-Rating-Scheme/General-enquiries.frm

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**Priestman, Michelle**

---

**From:** Enviro Education & Enforcement  
**Sent:** 13 November 2025 15:47  
**To:** planningenforcement  
**Subject:** FW: General Enquiry

**Categories:** Zana

Hi

Please see complaint below regarding a development site.

Regards.

Environmental Education & Enforcement

---

**From:** Regulatory Services  
**Sent:** 13 November 2025 15:45  
**To:** Enviro Education & Enforcement  
**Subject:** FW: General Enquiry

Hi EEE, enquiry for you

Regards

**Regulatory Services- Business Support Team**  
Wigan Council – Resident Services  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** [formpost@wigan.gov.uk](mailto:formpost@wigan.gov.uk) <[formpost@wigan.gov.uk](mailto:formpost@wigan.gov.uk)>  
**Sent:** 13 November 2025 12:28  
**To:** EH Comm <[comm@wigan.gov.uk](mailto:comm@wigan.gov.uk)>  
**Subject:** General Enquiry

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**Project - Website**

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**A new form post has been received.**



**Posted on:** 13/11/2025 12:27:37  
**Posted from:** <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>

**Form Post**

**First name:** [REDACTED]  
**Last name:** [REDACTED]  
**Address:** [REDACTED]  
**Postcode:** [REDACTED]  
**Contact telephone number:** [REDACTED]  
**Email:** [REDACTED]

**Enquiry / Comments:** Unfortunately the path running adjacent to Astley Business Park at the end of Tanhouse avenue is still flooded resulting in children walking through mud, water and any chemicals spilling off the site on their way to and from school.

**Properties**

**Form Reference:** FRM2189306  
**Posted by:** Public User  
**IP Address:** [REDACTED]  
**Posted on:** 13/11/2025 12:27:37  
**Posted from:** <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>  
**Marked as Read:** No ([Mark this post as read](#))  
**Form template:** /SiteElements/Forms/Food-Hygiene-Rating-Scheme/General-enquiries.frm

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 13 November 2025 15:39  
**To:** [REDACTED]  
**Subject:** FW: Footpath flooding

Good afternoon,

I have been tasked with investigating the issue of potential water run off from the site.

I have made the site manager aware of this and will be going out to site tomorrow to have a walk around.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



Site visit – 14.11.25







[REDACTED]

---

**From:** Enviro Education & Enforcement  
**Sent:** 18 November 2025 09:05  
**To:** planningenforcement  
**Subject:** FW: General Enquiry

**Categories:** [REDACTED]

Hi

Please see form post complaint below.

Regards.

Environmental Education & Enforcement

---

**From:** Regulatory Services  
**Sent:** 18 November 2025 08:57  
**To:** Enviro Education & Enforcement ; Planning  
**Subject:** FW: General Enquiry

Good Morning

Please see the form post below regarding flooding. It appears to be a duplicate to the email sent earlier.

Many Thanks

[REDACTED]

**Regulatory Services Support Officer**  
**Business Support Team – Regulatory Services**  
Wigan Council - Resident Services  
Wigan Life Centre South, College Avenue, Wigan, WN1 1NJ  
Email: [regulation@wigan.gov.uk](mailto:regulation@wigan.gov.uk)  
[www.wigan.gov.uk](http://www.wigan.gov.uk)

---

**From:** [formpost@wigan.gov.uk](mailto:formpost@wigan.gov.uk) <[formpost@wigan.gov.uk](mailto:formpost@wigan.gov.uk)>  
**Sent:** 16 November 2025 08:54  
**To:** EH Comm <[comm@wigan.gov.uk](mailto:comm@wigan.gov.uk)>  
**Subject:** General Enquiry

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**Project - Website**

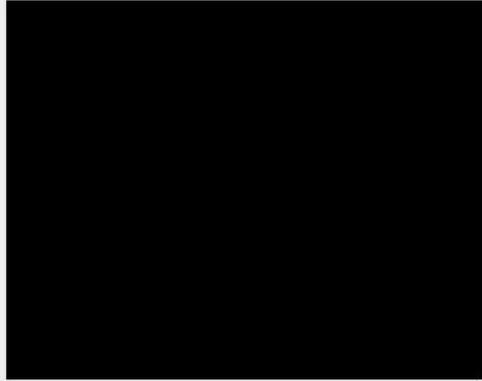
<http://wigancms.wigan.gov.uk/>

**A new form post has been received.**

**Posted on:** 16/11/2025 08:53:25  
**Posted from:** <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>

**Form Post**

**First name:**  
**Last name:**  
**Address:**  
**Postcode:**  
**Contact telephone number:**  
**Email:**



Good morning I want to let you know about an issue yesterday with the Astley warehouse building works! My house backs into the units on Tanhouse Ave and yesterday morning I woke up to my garden flooded ! This has never happened before the building works started and lots of damage has been caused to my lovely garden and the shrubs/ flowers and grass! This has really upset me and my family! I have photos for your viewing! I have also took a vide which clearly shows the water is caused by the works on the other side of my fence!

**Enquiry / Comments:**

**Properties**

**Form**

**Reference:** FRM2189610  
**Posted by:** Public User  
**IP Address:** [Redacted]  
**Posted on:** 16/11/2025 08:53:25  
**Posted from:** <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>  
**Marked as Read:** No ([Mark this post as read](#))  
**Form template:** /SiteElements/Forms/Food-Hygiene-Rating-Scheme/General-enquiries.frm

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 November 2025 17:42  
**To:** Proctor, David; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: FW:warehouses  
**Attachments:** Astley Park Way warehouses site visit.docx; WIGAN-BED-ST-00-DR-S-0900-C03-Proposed Levels Layout - points labelled.pdf

Good evening all,

As discussed in the meeting earlier, please see attached the report of today's site visit and a separate PDF copy of the approved plan which has the reference points labelled.

I have made a mistake with one of the readings, it was at point F. The approved level is 47.9 and I had said that the reading taken was 47.46. This is incorrect and the actual reading is 47.76.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



---

**From:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Sent:** 13 November 2025 09:47  
**To:** [REDACTED] DMenquiries <DMenquiries@wigan.gov.uk>

Cc: [REDACTED]

**Subject:** RE: FW:warehouses

**Importance:** High

Hi,

We've been told that as of today the path is still flooded – now described as “the path at the top of Garrett Hall Lane”. Can this be checked out again please – we'll need one of our own people to go, to make sure that we're looking at the right place. Today or tomorrow.

Can I also check where we're up to as regards attending site to measure the bunds please? The same report says that there are cameras on top of the bunds at various points – I presume this is actually surveying kit but would be helpful to know.

Let me know how you get on.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)

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[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** [REDACTED]

**Sent:** 06 November 2025 13:07

**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>; DMenquiries <[DMenquiries@wigan.gov.uk](mailto:DMenquiries@wigan.gov.uk)>

**Cc:** [REDACTED]

**Subject:** RE: FW:warehouses

Good afternoon,

I have been in contact with the site manager and he's been out to have a look at the footpath this morning.

Currently, there are no issues (please see email attached) but he's now aware and will be keeping an eye on the situation.

Thank you

[REDACTED]

**Planning Enforcement Officer**

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

[Redacted]

**Postal Address:**

Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
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---

**From:** [Redacted]  
**Sent:** 05 November 2025 12:19  
**To:** [Redacted]  
**Cc:** planningenforcement <[planningenforcement@wigan.gov.uk](mailto:planningenforcement@wigan.gov.uk)>  
**Subject:** FW: FW:warehouses  
**Importance:** High

Hi [Redacted], can you pick this up today please.

Thanks

[Redacted]

[Redacted]  
**Deputy Team Leader – Development Management**

**My working days are Monday - Thursday**

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

---

**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Sent:** 05 November 2025 11:54  
**To:** DMenquiries <[DMenquiries@wigan.gov.uk](mailto:DMenquiries@wigan.gov.uk)>; [Redacted]  
**Subject:** FW: FW:warehouses

Hi all,

Can contact be made with the site manager please, to understand whether this has actually been caused by the construction site and whether any mitigation is needed?

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ



[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)  
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[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** [Redacted]  
**Sent:** 05 November 2025 11:49  
**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Cc:** Members Enquires <[EEME@wigan.gov.uk](mailto:EEME@wigan.gov.uk)>  
**Subject:** Fw: FW:warehouses

Hi David  
See the FB post below. Flooding has occurred as a result of the development and children have to be carried to school  
Members enquiries please open a new enquiry  
Best wishes



---

**From:** [Redacted]  
**Sent:** Wednesday, November 5, 2025 11:46:44 am  
**To:** [Redacted]  
**Subject:** FW:

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Best wishes [Redacted]

----- Original message -----

From: [REDACTED]

Date: 05/11/2025 11:45 (GMT+00:00)

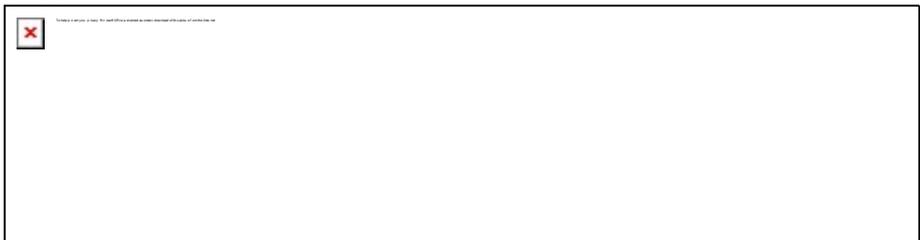
To: [REDACTED]

Subject:

<https://www.facebook.com/share/p/1UKuoTJonm/>

Best wishes [REDACTED]

>><<



## **Astley Park Way Warehouses – Site Visit Report**

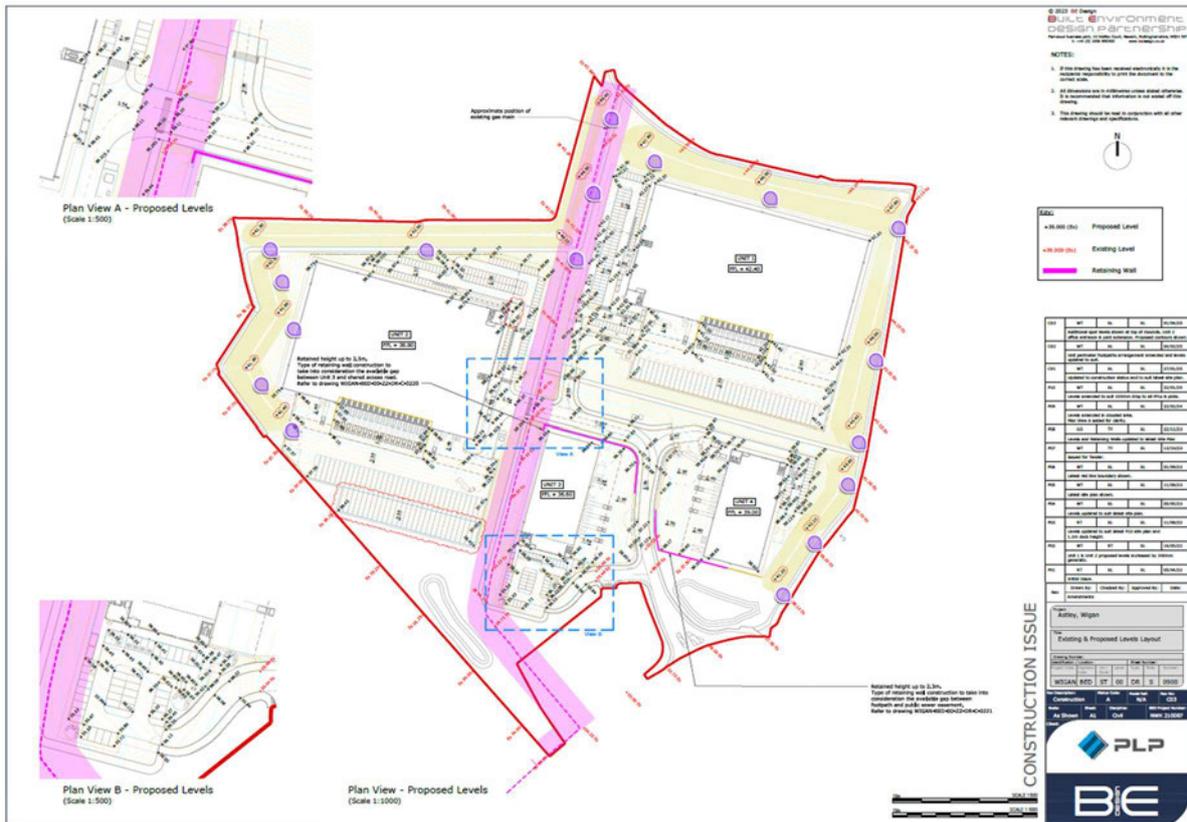
**Date: 19 November 2025**

### **Attendees:**

- [REDACTED] – Planning Enforcement Officer, Wigan Council
- [REDACTED] – Planning Enforcement Officer, Wigan Council
- [REDACTED] – Project Manager, Tanro
- [REDACTED] – Associate Director, WSP
- [REDACTED] – Director, WSP
- [REDACTED] – Development Director, PLP
- [REDACTED] – Quantity Surveyor, Tanro
- [REDACTED] – Engineer, Tanro

# 1. Bunds

- Reference Plan: **WIGAN-BED-ST-00DR-S-0900-C03 Proposed Levels Layout**
- Approved under Conditions Discharge application (Condition 19, part iii) **A/25/099133/CON**.
- Red bubble numbers on the plan indicate existing ground levels from the original site survey.
- Points labelled **A–Q** (anticlockwise from SE corner) for ease of reference.
- Bund between **A–C** was under construction; first reading taken at **D**.



**Bund Level Comparison Table**

<b>Point</b>	<b>Top of bund - approved (above sea level)</b>	<b>Existing (above sea level)</b>	<b>Reading</b>	<b>Discrepancy (m)</b>	<b>Actual height of bund (m)</b>
A	41.2	38.15			
B	42.1				
C	43.9	41			
D	45.4	42.25	45.6	0.2	3.35
E	46		46.17	0.17	
F	47.9	45.15	47.76	0.14	2.61
G	46.5		46.56	0.06	
H	47.8		47.76	0.04	
I	44.4	42.96	44.43	0.03	1.47
J	44.3		44.32	0.02	
K	44.1	42	44.2	0.1	2.2
L	42.5		42.5		
M	41.3	38.75	41.48	0.18	2.73
N	42.2		42.28	0.08	
O	41.9	38.17	41.9		3.73
P	41.9	37.75	42	0.1	4.25
Q	41.4		41.2	0.2	

# Photos of readings

D



E



F



G



H



I



J



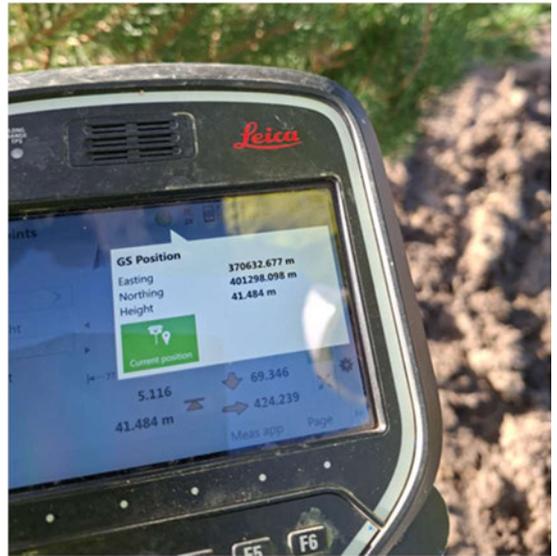
K



L



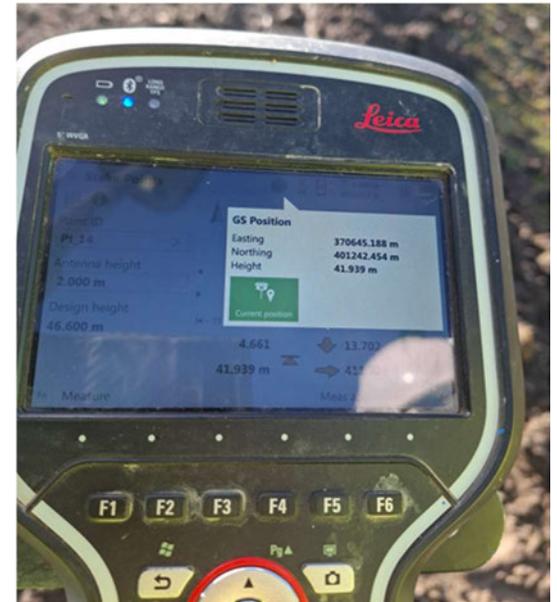
M



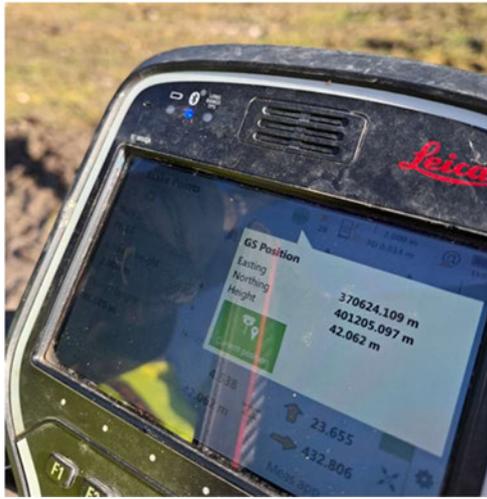
N



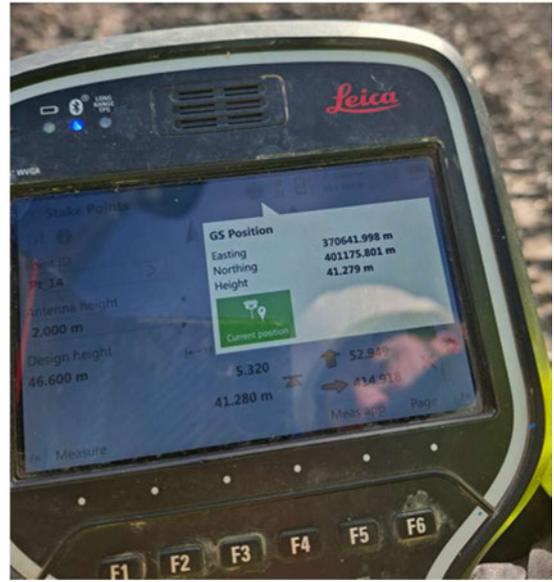
O



P



Q



## **Flooding**

Two areas of concern were reported:

### **a) Footpath (Tanhouse Avenue to Garrett Hall Primary School)**

- Inspected on **14 November** and **19 November**.
- Observations:
  - Water pooling in a natural depression on the side furthest from the site.
  - Water was clear, not silted.
  - No definitive evidence of runoff from the site.
- **Action:** Site management to monitor.



Footpath on Friday 14<sup>th</sup> of November:

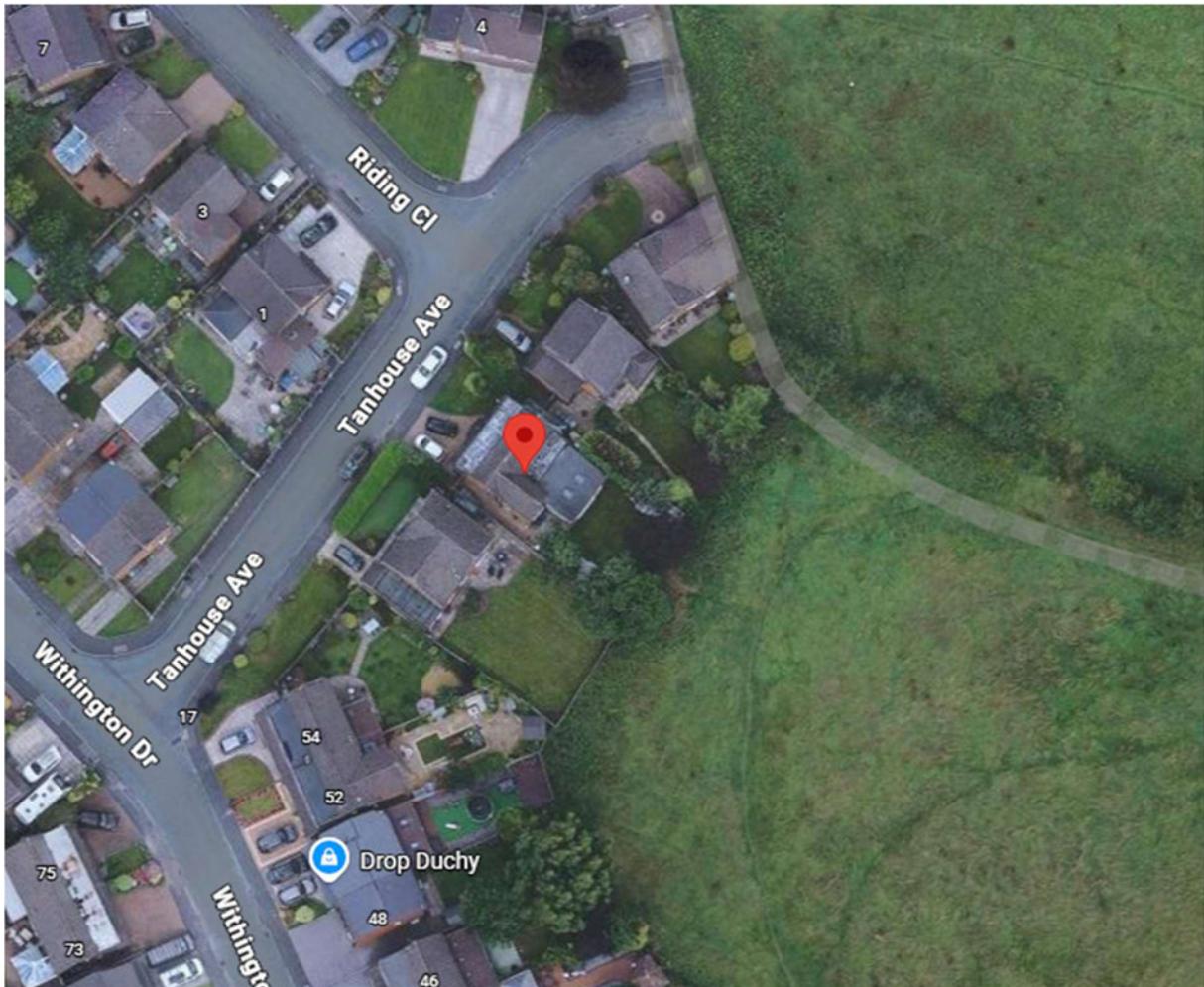


Footpath on Wednesday the 19<sup>th</sup> of November



## b) Residential Garden Adjacent to Site

- Checked during site visit (including neighbouring gardens).
- Observations:
  - No water or silt residue present.
  - Gravelled footpath (~2m wide) between site and rear boundary.
- Site management confirmed no reports of flooding in adjacent properties.
- **Action:** Continue monitoring.



## Summary

- Bund construction largely in accordance with approved levels; minor discrepancies noted ( $\leq 0.2\text{m}$ ).
- Flooding concerns currently unsubstantiated; monitoring to continue.



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 01 December 2025 08:45  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Flooding of path

**Importance:** High

[REDACTED]

Please see the photos below of flooding on the public footpath running north from Tanhouse Avenue.

We've looked at this issue a couple of times with TanRo site management, but on this evidence there's a clear concern that this is arising from run off from the bund under construction adjacent. There is a video from a resident whose back garden has flooded as well – similar colour water.

Our enforcement team are picking this up with TanRo as a priority, but I'd appreciate your oversight of this as well please, and an update in due course on conclusions and steps to be taken.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)  
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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>  
**Sent:** 01 December 2025 08:26  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>; [REDACTED]  
**Subject:** FW: Flooding of path

This one too please.

**Aidan Thatcher**  
**Director of Place**

Wigan Council – Places Directorate  
Wigan Town Hall  
Library Street  
Wigan

WN1 1YN



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[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

Hello Aidan

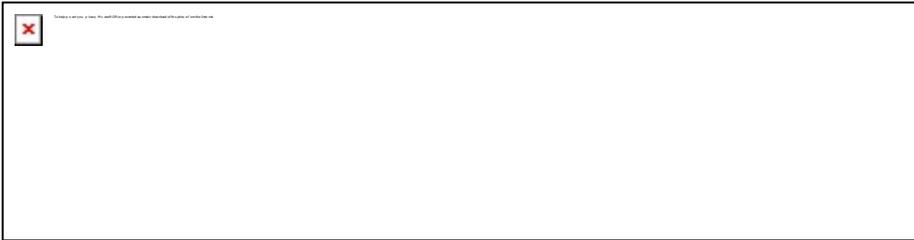
Please see attached flooding of the public footpath at the side of Garret Hall School to Tanhouse Ave (M29 7RF ) children walk down this path to go to and from School, this has only happened since the building works please can this be repaired also to the houses gardens also flooded this is not the first reported case so action is needed this week





Sent from my iPhone

>><<



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 01 December 2025 19:35  
**To:** Proctor, David  
**Cc:** [REDACTED]  
**Subject:** Re: Flooding of path

**Categories:** Read/Respond/Action

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi David,

We have a contractor meeting with TanRo tomorrow morning so I will raise it and come back to you on this afterwards.

Thanks,

[REDACTED]

Sent from [Outlook for Android](#)

---

**From:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Sent:** Monday, December 1, 2025 8:44:49 am  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Flooding of path

-External communication-

[REDACTED]

Please see the photos below of flooding on the public footpath running north from Tanhouse Avenue.

We've looked at this issue a couple of times with TanRo site management, but on this evidence there's a clear concern that this is arising from run off from the bund under construction adjacent. There is a video from a resident whose back garden has flooded as well – similar colour water.

Our enforcement team are picking this up with TanRo as a priority, but I'd appreciate your oversight of this as well please, and an update in due course on conclusions and steps to be taken.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)

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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>

**Sent:** 01 December 2025 08:26

**To:** Proctor, David <D.Proctor@wigan.gov.uk>; [REDACTED]

**Subject:** FW: Flooding of path

This one too please.

**Aidan Thatcher**  
**Director of Place**

Wigan Council – Places Directorate

Wigan Town Hall

Library Street

Wigan

WN1 1YN

[REDACTED]

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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)

[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

Hello Aidan

Please see attached flooding of the public footpath at the side of Garret Hall School to Tanhouse Ave (M29 7RF ) children walk down this path to go to and from School, this has only happened since the building works please can this be repaired also to the houses gardens also flooded this is not the first reported case so action is needed this week





Sent from my iPhone

>><<



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**From:** Regulatory Services  
**Sent:** 01 December 2025 14:21  
**To:** planningenforcement; Highways Operations  
**Subject:** General Enquiry

**Categories:** [REDACTED]

Hello,

See below for your attention.

Kind Regards

**Business Support Team- Regulatory Services**

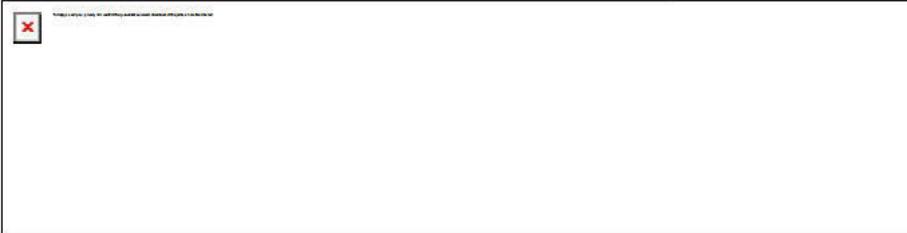
Wigan Council – Resident Services

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]  
[www.wigan.gov.uk](http://www.wigan.gov.uk)

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**From:** formpost@wigan.gov.uk

**Sent:** 01 December 2025 10:39

**To:** EH Comm

**Subject:** General Enquiry

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**Project - Website**

<http://wigancms.wigan.gov.uk/>

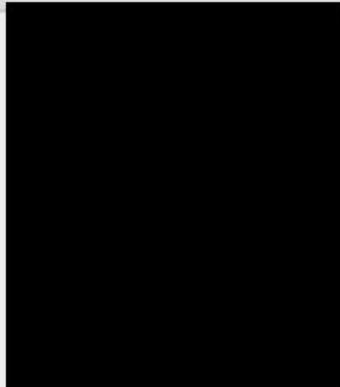
**A new form post has been received.**



**Posted on:** 01/12/2025 10:38:18  
**Posted from:** <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>

**Form Post**

**First name:**  
**Last name:**  
**Address:**  
**Postcode:**  
**Contact telephone number:**  
**Email:**



The path at the end of Tanhouse Ave Astley is completely flooded due to water running off the building site behind Garrett Hall school. I have raised this issue on multiple occasions with both Wigan Council and the company responsible for the site however no action has been taken to prevent the flooding or to provide any update other than a Planning Enforcement Officer would attend the site to inspect the problem. The water this morning was ankle deep and contained silt from the site. I carried my daughter through the flood however not all parents/guardians are able to do so due to age, frailty or being responsible for multiple children. Please can something be done to acknowledge and correct this issue. Children are going to school with wet feet as a result and are at risk from any chemicals used to treat the bunds on the building site. I have pictures of the flood from this morning and the water clearly flowing from the site and can provide these if anyone is interested.

**Enquiry / Comments:**

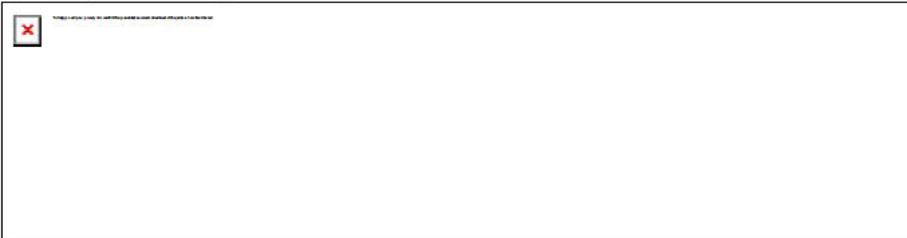
**Properties**

**Form Reference:** FRM2191902  
**Posted by:** Public User  
**IP Address:** [Redacted]  
**Posted on:** 01/12/2025 10:38:18  
**Posted from:** <https://www.wigan.gov.uk/Business/Environmental-Health/Forms/General-enquiries.aspx>  
**Marked as Read:** No ([Mark this post as read](#))  
**Form template:** /SiteElements/Forms/Food-Hygiene-Rating-Scheme/General-enquiries.frm

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WARNING: Please ensure that you have adequate virus protection in place before you open or detach any documents attached to this e-mail.

>>Corporate Logo<<



[REDACTED]

---

**From:** Proctor, David  
**Sent:** 02 December 2025 11:47  
**To:** [REDACTED]  
**Subject:** FW: Flooding of path

The further info on the Astley flooding question.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)  
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**From:** [REDACTED]  
**Sent:** 02 December 2025 11:41  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>; [REDACTED]  
[REDACTED]  
**Subject:** FW: Flooding of path

Hi,

Please see below for info.

Many thanks and regards,

[REDACTED]  
Executive Assistant to :  
Aidan Thatcher – Director of Place  
Claire Burnham - Assistant Director – Neighbourhood Reform and Skills

Strategy and Policy - Strategy and Innovation Directorate  
[REDACTED]



**Wigan**   
**Council**

From [redacted]  
Sent: 02 December 2025 11:32  
To: Thatcher, Aidan <[Aidan.Thatcher@wigan.gov.uk](mailto:Aidan.Thatcher@wigan.gov.uk)>  
Cc: [redacted]  
Subject: Re: Flooding of path

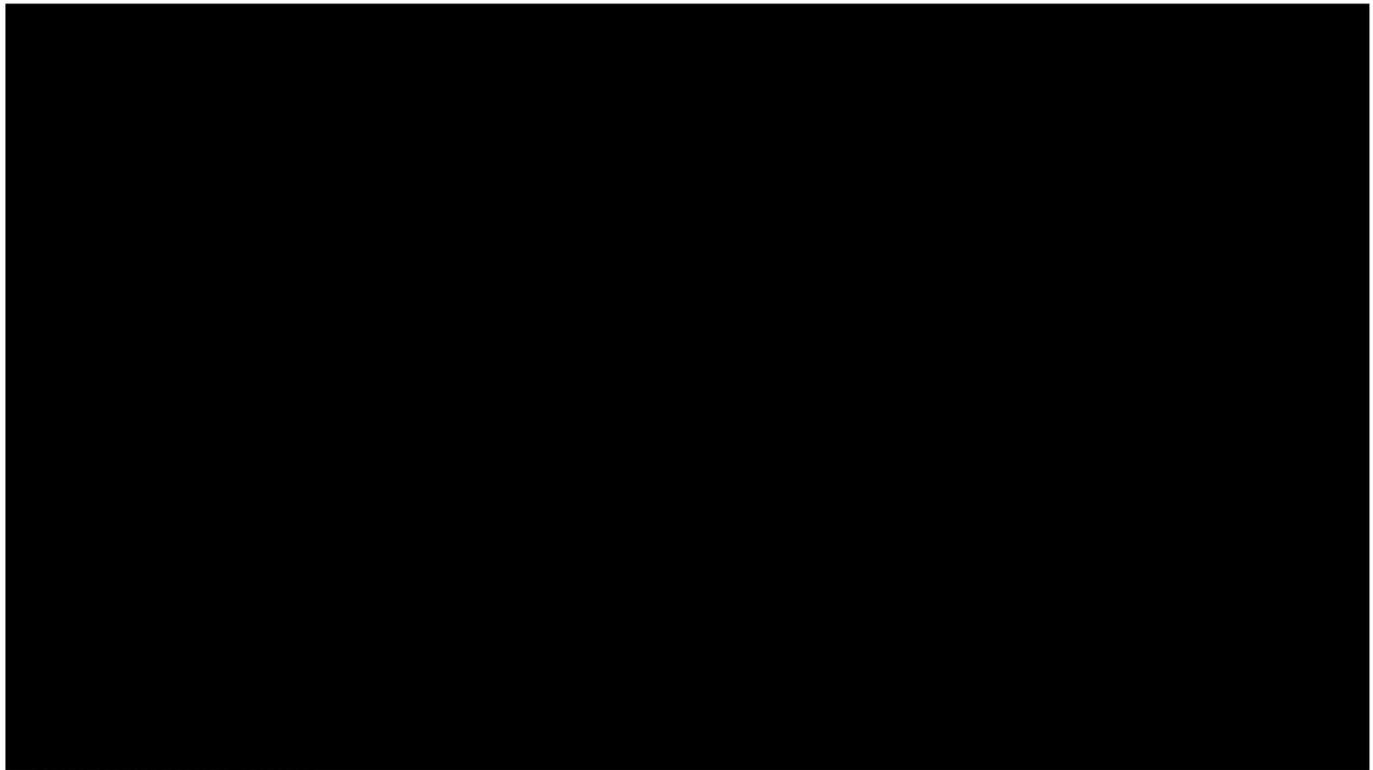
You don't often get email from [redacted] [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hello Aidan



Please be aware our garden is effected also and needs investigation urgently as it is deep into outside electricity



Sent from my iPhone

Regards [redacted]

On 2 Dec 2025, at 10:06, Thatcher, Aidan <[Aidan.Thatcher@wigan.gov.uk](mailto:Aidan.Thatcher@wigan.gov.uk)> wrote:

Dear [redacted]

Thank you for the information in your email.

This matter is being investigated by the Planning Enforcement Team and we have also picked this up with the developer directly.

In order for us to update you please could you provide your address and telephone number?

Kind regards,

**Aidan Thatcher**  
**Director of Place**

Wigan Council – Places Directorate  
Wigan Town Hall  
Library Street  
Wigan  
WN1 1YN

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**From:** [REDACTED]  
**Sent:** 30 November 2025 19:08  
**To:** Thatcher, Aidan <[Aidan.Thatcher@wigan.gov.uk](mailto:Aidan.Thatcher@wigan.gov.uk)>  
**Subject:** Flooding of path

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Hello Aidan

Please see attached flooding of the public footpath at the side of Garret Hall School to Tanhouse Ave (M29 7RF ) children walk down this path to go to and from School, this has only happened since the building works please can this be repaired also to the houses gardens also flooded this is not the first reported case so action is needed this week

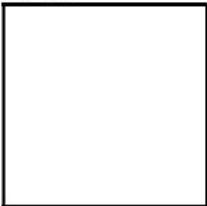




Regards Ian Southwell

Sent from my iPhone

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one of the exemptions in the Act.

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[REDACTED]

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**From:** Proctor, David  
**Sent:** 03 December 2025 11:08  
**To:** [REDACTED]  
**Subject:** FW: Flooded garden  
**Attachments:** 1000016773.jpg; 1000016772.jpg; 1000016764.jpg; 1000016778.jpg; 1000016767.jpg

**David Proctor**  
**Assistant Director, Planning and Regeneration**

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

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)  
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[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

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**From:** Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>  
**Sent:** 03 December 2025 09:19  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>; [REDACTED]  
**Subject:** FW: Flooded garden

Hi David

Another one to add into the process.

I'd suggest we ask PLP to do their own wider investigations, including liaising with the residents proactively themselves, asking if they are experiencing any flooding.

In the meantime, we've asking for this address and acknowledged saying we are investigating. When we have the address [REDACTED] will forward on.

Thanks

**Aidan Thatcher**  
**Director of Place**

Wigan Council – Places Directorate  
Wigan Town Hall  
Library Street  
Wigan  
WN1 1YN  
[REDACTED]

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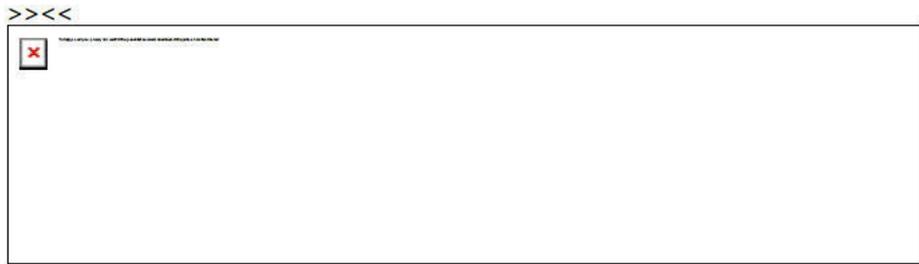
**From:** [REDACTED]  
**Sent:** 02 December 2025 14:03  
**To:** Thatcher, Aidan <[Aidan.Thatcher@wigan.gov.uk](mailto:Aidan.Thatcher@wigan.gov.uk)>  
**Subject:** Flooded garden

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Dear Aiden  
Attached photos from today 2nd December 2025 investigate camber from new build

[REDACTED]











 **Reply**



[Redacted]

**From:** [Redacted]  
**Sent:** 04 December 2025 09:48  
**To:** Proctor, David; [Redacted]  
**Subject:** RE: Astley path flooding

Hi David,

[Redacted] has confirmed that there is an ongoing internal investigation into the matter. I also reiterated that there needs to be communication between the site and the affected residents and those directly adjoining the site.

I will keep you updated.

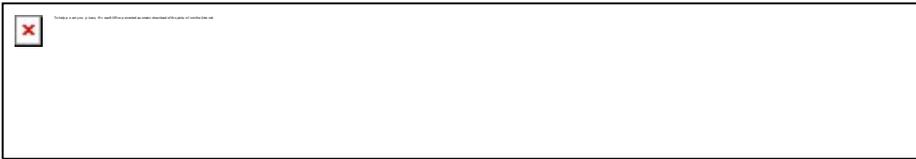
Thank you

[Redacted]

**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



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**From:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Sent:** 03 December 2025 17:30  
**To:** [Redacted]  
**Subject:** RE: Astley path flooding

Thanks, we need to press them to engage direct with the residents, let me know if they don't agree to this.

Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

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

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)  
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[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

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**From:** [REDACTED]  
**Sent:** 03 December 2025 17:25  
**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>; [REDACTED]  
**Subject:** RE: Astley path flooding

Hi David,

I have sent the images to [REDACTED] and asked whether there are any proposals to communicate with the residents directly adjoining and affected by the site and whether PLP are aware of the issues.

I will get back to you as soon as I have an answer.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
[www.wigan.gov.uk](http://www.wigan.gov.uk)  
[www.twitter.com/wigancouncil](https://www.twitter.com/wigancouncil)  
[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)



---

**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

**Sent:** 03 December 2025 17:07

**To:** [REDACTED]

**Subject:** Astley path flooding

Hi, I know you were looking at this – did we get anywhere with the contractor yet? We'll need to join the dots with PLP themselves so an initial position would assist with that, ASAP please.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED] 9

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**From:** Proctor, David  
**Sent:** 05 December 2025 19:45  
**To:** [REDACTED]  
**Subject:** Fw: Flooding on the footpath from Tanhouse Ave to Garrett Hall Primary School

More on this, thanks.

Regards  
David

---

**From:** Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>  
**Sent:** Friday, December 5, 2025 1:04:17 PM  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>; [REDACTED]  
**Subject:** FW: Flooding on the footpath from Tanhouse Ave to Garrett Hall Primary School

David, to add to the file as more info in here.

Aidan Thatcher  
Director of Place

Wigan Council – Places Directorate  
Wigan Town Hall  
Library Street  
Wigan  
WN1 1YN



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<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.twitter.com%2FwiganCouncil&data=05%7C02%7CD.Proctor%40wigan.gov.uk%7Cbad3dea3847944d7cf3908de33fecc79%7C8e20fea2f5884539b62cd5cbd4914cb6%7C0%7C0%7C639005366611470168%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=IYlvrXuFmaKYPfJkVMIQaUUsOa4gS64NUUIVjSNafIM%3D&reserved=0>  
<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.facebook.com%2FWiganCouncilOnline&data=05%7C02%7CD.Proctor%40wigan.gov.uk%7Cbad3dea3847944d7cf3908de33fecc79%7C8e20fea2f5884539b62cd5cbd4914cb6%7C0%7C0%7C639005366611487252%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslAIiOiJXaW4zMilslkFOljoiTWFpbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=9WMyZ121rkSzlcHifrNnax6wq0e3wR1Mm64JEyTdnZs%3D&reserved=0>

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

**From:** [REDACTED]  
**Sent:** 05 December 2025 12:37  
**To:** Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>

Subject: Re: Flooding on the footpath from Tanhouse Ave to Garrett Hall Primary School

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Hi Aidan,

Thank you for your response.

I have raised this issue multiple times through the council website, I received an email on the 13/11/25 stating someone would visit the site the following day. Despite raising the issue again on multiple occasions I have received no further communication from the council which is incredibly frustrating.

I have seen text shared on social media claiming to be from the council stating that the issue is not caused by the building site and is due to the path itself having sunken areas. I cannot verify whether this is in fact the council's stance due to the aforementioned mentioned lack of communication received.

I can confirm that in the ten years I have been using the path, in times of heavy rain puddles do form however the path has never flooded and the puddles have always been easily navigated by children walking to and from school. Following the commencement of the building work adjacent to the primary school and specifically following the creation of large mounds of earth immediately adjacent to the path, the path has begun to completely flood with water, mud and whatever chemicals have been used to treat the site making the path unusable without wading through the flood.

Given the disdain shown from Wigan Council to the children of Garrett Hall Primary School in allowing the warehouses to be built next to their school I have no trust that Wigan Council cares about the children or residents of Astley. Given the lack of communication or action regarding this matter I find no evidence that anyone from the council cares that children are being forced to start their school day with wet, dirty feet or evidence that the site developers are being held to account to minimise the negative impact to the health and education of the children who are unfortunate enough to attend school adjacent to an industrial building site.

Whilst your response is at least acknowledgment of the issue prompt action is required and would be appreciated.

Best Regards

[REDACTED]

[REDACTED]

Sent from my iPhone

> On 5 Dec 2025, at 09:38, Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk> wrote:

> Dear [REDACTED]

>

> Thank you for the information in your email.

>

> This matter is being investigated by the Planning Enforcement Team and we have also picked this up with the developer directly.

>

> In order for us to update you please could you provide your address and telephone number?

>

> Kind regards,

>

> Aidan Thatcher

> Director of Place

>

> Wigan Council - Places Directorate

> Wigan Town Hall

> Library Street

> Wigan

> WN1 1YN

>

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> igan.gov.uk%2F&data=05%7C02%7Caidan.thatcher%40wigan.gov.uk%7C46ef4b6b

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> 7C%7C%7C&sdata=V5A5zDpoSHL%2BwNOHeHQwlsYAOOhuwXC2SMVwUZkrlt4%3D&reserv

> ed=0

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> witter.com%2FwiganCouncil&data=05%7C02%7Caidan.thatcher%40wigan.gov.uk

> %7C46ef4b6b173345d10aea08de33fb1839%7C8e20fea2f5884539b62cd5cbd4914cb6

> %7C0%7C0%7C639005350695558321%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGki

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> Y%3D&reserved=0

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> acebook.com%2FWiganCouncilOnline&data=05%7C02%7Caidan.thatcher%40wigan

> .gov.uk%7C46ef4b6b173345d10aea08de33fb1839%7C8e20fea2f5884539b62cd5cbd

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> U1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbClslld

> UljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=s7rJlaBKtzZRbyYxHZ45LnInZtgnmBgjWeB3x

> m07wKQ%3D&reserved=0

>

> -----Original Message-----

> From: [REDACTED]

> Sent: 04 December 2025 20:35

> To: [REDACTED]; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>

> Subject: Flooding on the footpath from Tanhouse Ave to Garrett Hall

> Primary School

>

> [You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

>

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>

>

>

> Good evening,

>

> I have been passed your contact details following several attempts to find competency and courtesy from both Tanro and Wigan Council have failed.

>

> I use the footpath between Tanhouse Avenue and several times a week on our school run to my daughter's school. The state of the path on even mild rainy days has become ridiculous since the large mounds of dirt have been formed immediately behind the primary school.

>

> This evening I waded through water, mud and god knows what chemicals have flowed of the recently treated mound of dirt.

>

> Please can someone deal with this issue and have the courtesy to respond to my emails. If no response is received and our children continue to be forced to wade through flood water I will be forced to resort legal means in disrupting the operation of the site as all civil and official methods of addressing this issue will have been exhausted.

>

> Best Regards

>

[REDACTED]

>

>

> Sent from my iPhone

>>> <<

>

[<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww%2F&data=05%7C02%7CD.Proctor%40wigan.gov.uk%7Cbad3dea3847944d7cf3908de33fecc79%7C8e20fea2f5884539b62cd5cbd4914cb6%7C0%7C0%7C639005366611557086%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilskFOljoITWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=%2FhjCbwoqMlRcPdhKU8b2pyX1QMzlbpl%2FgJLNLm%3D&reserved=0>

> .wigan.gov.uk%2Fpub%2Femailsignature%2Ffooter.png&data=05%7C02%7Caidan

> .thatcher%40wigan.gov.uk%7C46ef4b6b173345d10aea08de33fb1839%7C8e20fea2

> f5884539b62cd5cbd4914cb6%7C0%7C0%7C639005350695590021%7CUnknown%7CTWFp

> bGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIslIAiOiJXaW4zMilsk

> FOljoITWFpbClldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=AoPJLta1z6dzjHeDvsd

> yPaHTLbLYKu%2B9ANZgeXfO4g%3D&reserved=0]

> \_\_\_\_\_

>

>

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[Redacted]

---

**From:** [Redacted]  
**Sent:** 05 December 2025 14:19  
**To:** [Redacted]  
**Cc:** [Redacted] Proctor, David; [Redacted]  
**Subject:** RE: Astley Business Park

Good afternoon Cllr,

I am not aware of a meeting taking place on Monday but am aware of the issues surrounding flooding of the footpath between Tanhouse Ave and Garrett Hall School and also a residential garden.

I have been in contact with the site manager and he assures me that this is being investigated and there should be an answer with the outcome early next week.

Please be advised that any enquiries about this site should go through DM, David and [Redacted] as they are also heavily involved and communicate with site management and PLP directly.

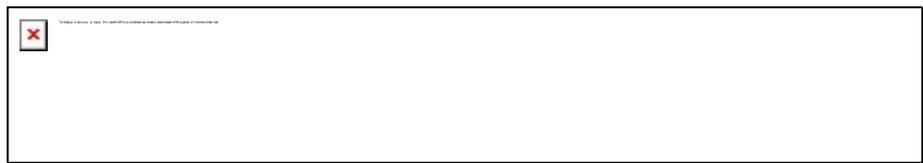
Thank you

[Redacted]

**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

**Postal Address:**  
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---

**From:** [Redacted]  
**Sent:** 05 December 2025 13:16

To: [REDACTED]

Subject: Astley Business Park

Hi [REDACTED]

Hope you are well?

Whats the details of the meeting on Monday, I have requested a meeting with the site manager and currently waiting for a response.

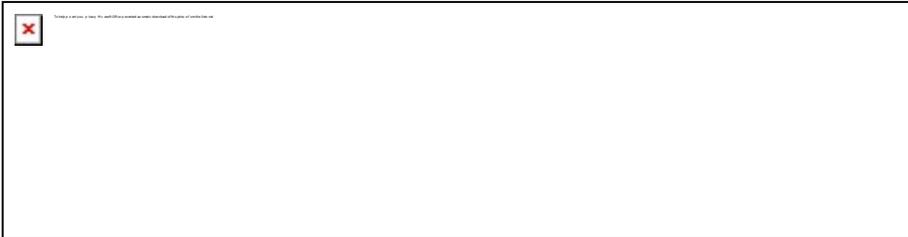
I do have a meeting with a resident this afternoon at 3 to look at the issues in their garden

Thanks

[REDACTED]

Sent from [Outlook for Android](#)

>><<



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 December 2025 15:39  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley Business Park - flooding

Hi [REDACTED]

We received another complaint about a rear garden flooding at 1 Tanhouse Ave – not sure if you're already aware of this address.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

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---

**From:** [REDACTED]  
**Sent:** 05 December 2025 08:45  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley Business Park - flooding

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Morning [REDACTED]

We have had one complainant on this and will get back to them once the review is completed. I expect this will be Monday.

**Kind Regards**

[REDACTED]  
**Project Manager**



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---

**From:** [REDACTED]  
**Sent:** 04 December 2025 08:55  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley Business Park - flooding

Good morning [REDACTED]

Thank you. Could I ask that you please communicate this to the residents to assure them that the matter is being investigated?

Thank you

[REDACTED]  
**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]  
**Postal Address:**

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---

**From:** [REDACTED]

**Sent:** 04 December 2025 08:50

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Astley Business Park - flooding

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Morning [REDACTED]

We are currently reviewing this internally to try and ascertain the cause. I'll get back to you ASAP with the conclusions if that's OK?

**Kind Regards**

[REDACTED]  
**Project Manager**



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# WE HAVE MOVED

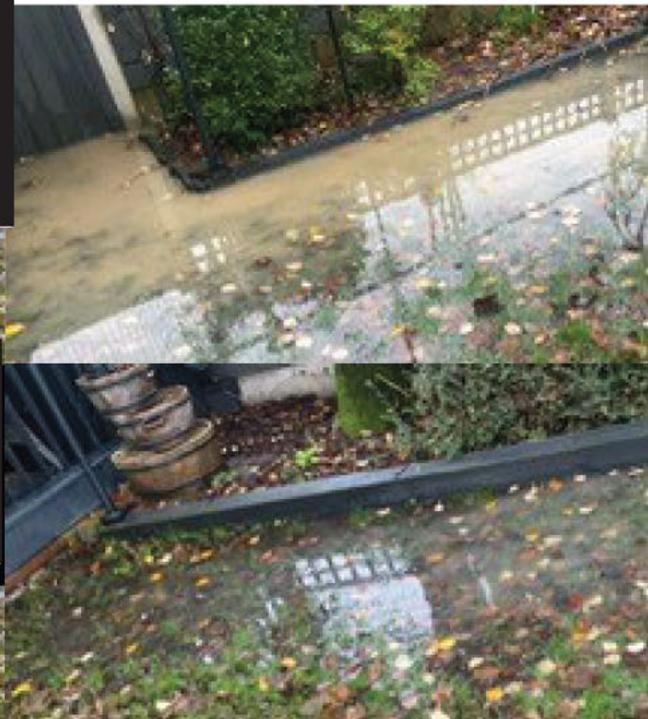
Call in and see us at our new offices

Unit N, Ivanhoe Business Park, Ashby De La Zouch,  
Leicester, England, LE65 2AB



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--	---	---	--	--	--

affected is [redacted]:



Footpath:



Are there any proposals communicate with the residents directly adjoining the site and to manage water runoff? Are PLP aware of the issues?

Thank you

**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

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---

**From:** [Redacted]  
**Sent:** 19 November 2025 16:04  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** RE: Astley Business Park

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Hi [Redacted]

Please see details below for the attendees:

- [Redacted] - Associate Director, WSP
- [Redacted] - Director, WSP
- [Redacted] - Development Director, PLP
- [Redacted] - Project Manager, Tanro
- [Redacted] - Quantity Surveyor, Tanro
- [Redacted] - Engineer, Tanro

**Kind Regards**

[Redacted]  
**Project Manager**



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**From:** [Redacted]  
**Sent:** 19 November 2025 15:53  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** RE: Astley Business Park

Hi [Redacted]

Thank you very much for accommodating the site visit today.

Could I possibly have the names and job titles of the gentlemen that were present? It's just for record purposes.

Thank you

[Redacted]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

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From: [Redacted]

Sent: 13 November 2025 17:03

To: [Redacted]

Cc: [Redacted]

Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

Subject: RE: Astley Business Park

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Hi [Redacted]

Thank you for letting me know. We can accommodate a visit on Wednesday at either 9:00, 11:00, or 15:00, but we're happy to adjust to a time that best suits you.

Kind Regards

[Redacted]

Project Manager



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[Redacted]

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From: [Redacted]

Sent: 13 November 2025 16:57

To: [Redacted]

Cc: [Redacted]

Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

Subject: RE: Astley Business Park

Hi [Redacted]

Further to our conversation earlier, I've agreed with [Redacted] that the visit should be postponed until the middle of next week.

Could you suggest some suitable times please?

Kind regards

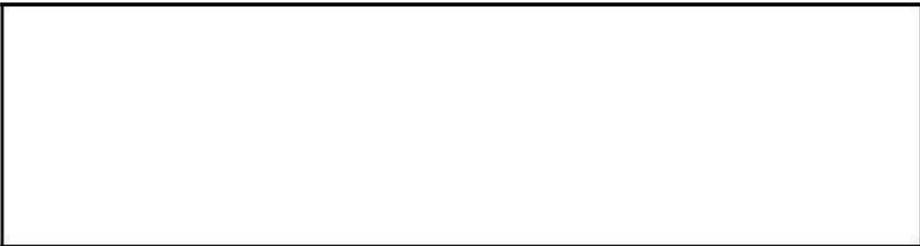
[Redacted]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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From: [Redacted]

Sent: 13 November 2025 14:53

To: [Redacted]

Cc: [Redacted]

Subject: RE: Astley Business Park

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Afternoon [REDACTED]

Please find attached 900 C03 detailed bund setting out.

Kind Regards

[REDACTED]  
Project Manager



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---

**From:** [REDACTED]  
**Sent:** 13 November 2025 14:12  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley Business Park

Hi [REDACTED]

Thank you.

The plan I have been advised to use is the one attached.

There are a couple of the heights not shown on plan which are:

- Section B-B (Unit 2)
- The highest point is not labelled on this section, but when measured:  
From the public footpath to the highest point is circa 1.25m (41.25 – 42.5)  
From within the site to the highest point is circa 2.0m (40.5– 42.5)
- It is noted that existing ground levels are higher outwith the site.
  
- Section D-D (Unit 1)
- The highest point is not labelled on this section, but when measured:  
From the public footpath to the highest point - circa 1.7m (44.0 - 45.7)  
From within the site to the highest point - circa 3.2m (42.5 - 45.7)

Thank you

**Planning Enforcement Officer**

Places Directorate Economy and Skills

Wigan Council

Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

**Postal Address:**

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the Act.

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 05 December 2025 15:42  
**To:** Proctor, David; [REDACTED]  
**Subject:** RE: Flooded garden yet again

Hi David,

I have made [REDACTED] aware of this address as he's only aware of no3 having issues with flooding.

I have also encouraged the complainants/residents to inform the site directly of any further issues so they are aware and the matter can be investigated.

Thank you

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

**Postal Address:**

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---

**From:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Sent:** 05 December 2025 14:27  
**To:** [REDACTED]  
**Subject:** FW: Flooded garden yet again

Can this address be added to the enforcement file as another complainant please.

Just to confirm, once we have an update from the developer / site management I'll need to know please, so please don't agree any measures or communicate anything back to the residents until the outcome has been cleared.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)  
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---

**From:** Thatcher, Aidan <[Aidan.Thatcher@wigan.gov.uk](mailto:Aidan.Thatcher@wigan.gov.uk)>  
**Sent:** 05 December 2025 14:01  
**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** FW: Flooded garden yet again

More for the file please David.

**Aidan Thatcher**  
**Director of Place**

Wigan Council – Places Directorate  
Wigan Town Hall  
Library Street  
Wigan  
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---

**From:** [REDACTED]  
**Sent:** 05 December 2025 13:42  
**To:** Thatcher, Aidan <[Aidan.Thatcher@wigan.gov.uk](mailto:Aidan.Thatcher@wigan.gov.uk)>  
**Subject:** Flooded garden yet again

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Please find attached photos taken today 5th December 2025 showing flooded garden once again due to the building construction behind

Thanks



>><<



[REDACTED]

---

**From:** Proctor, David  
**Sent:** 05 December 2025 14:27  
**To:** [REDACTED]  
**Subject:** FW: Flooded garden yet again  
**Attachments:** 1000016821.jpg; 1000016822.jpg; 1000016824.jpg; 1000016825.jpg; 1000016823.jpg

Can this address be added to the enforcement file as another complainant please.

Just to confirm, once we have an update from the developer / site management I'll need to know please, so please don't agree any measures or communicate anything back to the residents until the outcome has been cleared.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

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---

**From:** Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>  
**Sent:** 05 December 2025 14:01  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** FW: Flooded garden yet again

More for the file please David.

**Aidan Thatcher**  
**Director of Place**

Wigan Council – Places Directorate  
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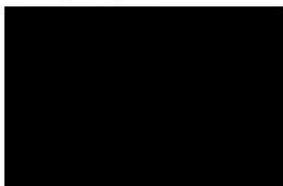
---

**From:** [REDACTED]  
**Sent:** 05 December 2025 13:42  
**To:** Thatcher, Aidan <[Aidan.Thatcher@wigan.gov.uk](mailto:Aidan.Thatcher@wigan.gov.uk)>  
**Subject:** Flooded garden yet again

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Please find attached photos taken today 5th December 2025 showing flooded garden once again due to the building construction behind

Thanks



>><<



[REDACTED]

---

**From:** Thatcher, Aidan  
**Sent:** 08 December 2025 08:10  
**To:** [REDACTED]  
**Cc:** Proctor, David  
**Subject:** FW: Flooding on paths  
**Attachments:** 1000032851.jpg

FYI, as per my last email, one more to follow.

**Aidan Thatcher**  
**Director of Place**

Wigan Council – Places Directorate  
Wigan Town Hall  
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Wigan  
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---

**From:** [REDACTED]  
**Sent:** 07 December 2025 18:02  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; Member Enquiries <Me@wigan.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Flooding on paths

Hi David  
Please see attached.  
Members enquiries please add photo to the enquiry

Best wishes

[REDACTED]

>><<



[REDACTED]

---

**From:** Thatcher, Aidan  
**Sent:** 08 December 2025 08:10  
**To:** [REDACTED]  
**Cc:** Proctor, David  
**Subject:** FW: Flooding on the paths

Last one

**Aidan Thatcher**  
**Director of Place**

Wigan Council – Places Directorate  
Wigan Town Hall  
Library Street  
Wigan  
WN1 1YN

[REDACTED]

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---

**From:** [REDACTED]  
**Sent:** 07 December 2025 17:43  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>; Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Flooding on the paths

Hi David

I have picked up this information from the residents' facebook group and would appreciate an early response.

1. This is a planning responsibility, even if not a highway responsibility  
Councils often reply narrowly, saying:

“This isn't adopted highway, therefore we have no maintenance duty.”

That part is true only for highway drainage.

But flooding caused by a new development falls under:

- ✓ Planning approval
- ✓ Surface water management obligations
- ✓ Enforcement of planning conditions
- ✓ Statutory drainage responsibilities of the developer

A council cannot avoid responsibility for:

- Approving a drainage scheme that fails
- Failing to enforce planning conditions
- Ignoring evidence that a development is causing harm
- Not ensuring the developer complied with their conditions and SuDS obligations

This is not “highway drainage.”

It is planning control and enforcement, which is their responsibility.

---

## ✔ 2. What the Developer Is Legally Required To Do

Developers of large warehouses must provide:

- A drainage strategy
- Attenuation so runoff does not increase onto neighbouring land
- Surface water calculations (greenfield runoff rates)
- SuDS measures
- Proof that post-development conditions will not cause flooding elsewhere

If water is flowing into a resident's garden:

→ The drainage design has failed, or construction deviated from what was approved.

That is a breach of planning conditions.

---

## ✔ 3. What the Council Should Be Doing

Even if they do not maintain the land, they must:

A. Investigate under Planning Enforcement

If runoff is escaping the site, the developer is likely breaching:

- Approved plans
- Section 106 conditions
- National Planning Policy Framework (NPPF) flood risk requirements

Enforcement officers have the power to:

- Require remedial drainage
- Compel the developer to implement SuDS
- Serve enforcement notices

B. Check compliance against the approved drainage strategy

Councils are required to ensure that the development performs as approved.

C. Escalate to the Local Flood Authority (LLFA)

In Greater Manchester, Wigan Council is also the LLFA — meaning they do have statutory duties under the Flood and Water Management Act 2010 to manage surface water risk.

So their statement that they “have no responsibility” is incorrect in the context of surface water risk from a development.

---

## ✘ 4. Why the Council's Response Is Not Sufficient

Saying:

“It's not adopted highway, therefore not our responsibility.”

...ignores the core issue:

The development they approved is causing harm to a neighbour.

This invokes several responsibilities:

- Planning enforcement
  - LLFA duties
  - Environmental Protection Act (statutory nuisance — drainage/accumulation of water)
  - Failure to enforce conditions (which can be maladministration)
- 

## ⚠ 5. Alignment With CDM (and why it matters)

Under CDM 2015, the designer and client must ensure:

- Foreseeable risks (including drainage failures) are managed
- The design does not create a hazard to others after completion

If the drainage system was designed or built improperly, that is a breach of CDM duties.

The council is not the CDM dutyholder — but if they approved a defective design without scrutiny, the issue still becomes their planning responsibility.

---

## ✿ 6. Bottom Line

✔ The council may be correct that they don't maintain the land.

✘ They are not correct to imply they have no responsibility at all.

Because:

- ▶ This is a planning failure, not a highway maintenance issue.
  - ▶ Water runoff from a development onto private land must be addressed.
  - ▶ Wigan Council remains responsible as the Local Planning Authority and Lead Local Flood Authority.
- So yes — the residents have grounds to challenge the council's response

**Best wishes**



>><<



[REDACTED]

---

**From:** Thatcher, Aidan  
**Sent:** 08 December 2025 08:14  
**To:** Proctor, David  
**Cc:** [REDACTED]  
**Subject:** FW: Flooding

David

Can the enforcement officer get in touch with the Southwell's please.

**Aidan Thatcher**  
**Director of Place**

Wigan Council – Places Directorate  
Wigan Town Hall  
Library Street  
Wigan  
WN1 1YN

[REDACTED]

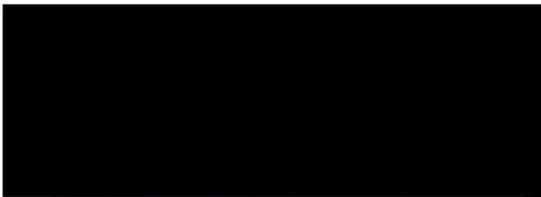
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---

**From:** [REDACTED]  
**Sent:** 07 December 2025 10:07  
**To:** Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** Flooding

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi,  
We are in gear now and not sleeping at night for fear of water coming into our home, what is happening please?



Sent from my iPhone



[Redacted]

---

**From:** [Redacted]  
**Sent:** 08 December 2025 10:15  
**To:** Proctor, David; [Redacted]  
**Subject:** RE: Astley flooding

Good morning,

The complainant's details are:

[Redacted]

This is the lady who's back garden has been constantly flooding.

Thank you

[Redacted]

**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[Redacted]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
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---

**From:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Sent:** 08 December 2025 10:01  
**To:** [Redacted]  
**Subject:** Astley flooding

Morning both,

Some more info on the flooding issue at Astley. There's an ask in one of them for the Southwells (one of the residents) to be contacted with an update – I assume we have them as a complainant on the file already - [REDACTED] can I ask you to make that contact please and assure them that we're investigating?

Thanks

David

**David Proctor**

**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ



[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)

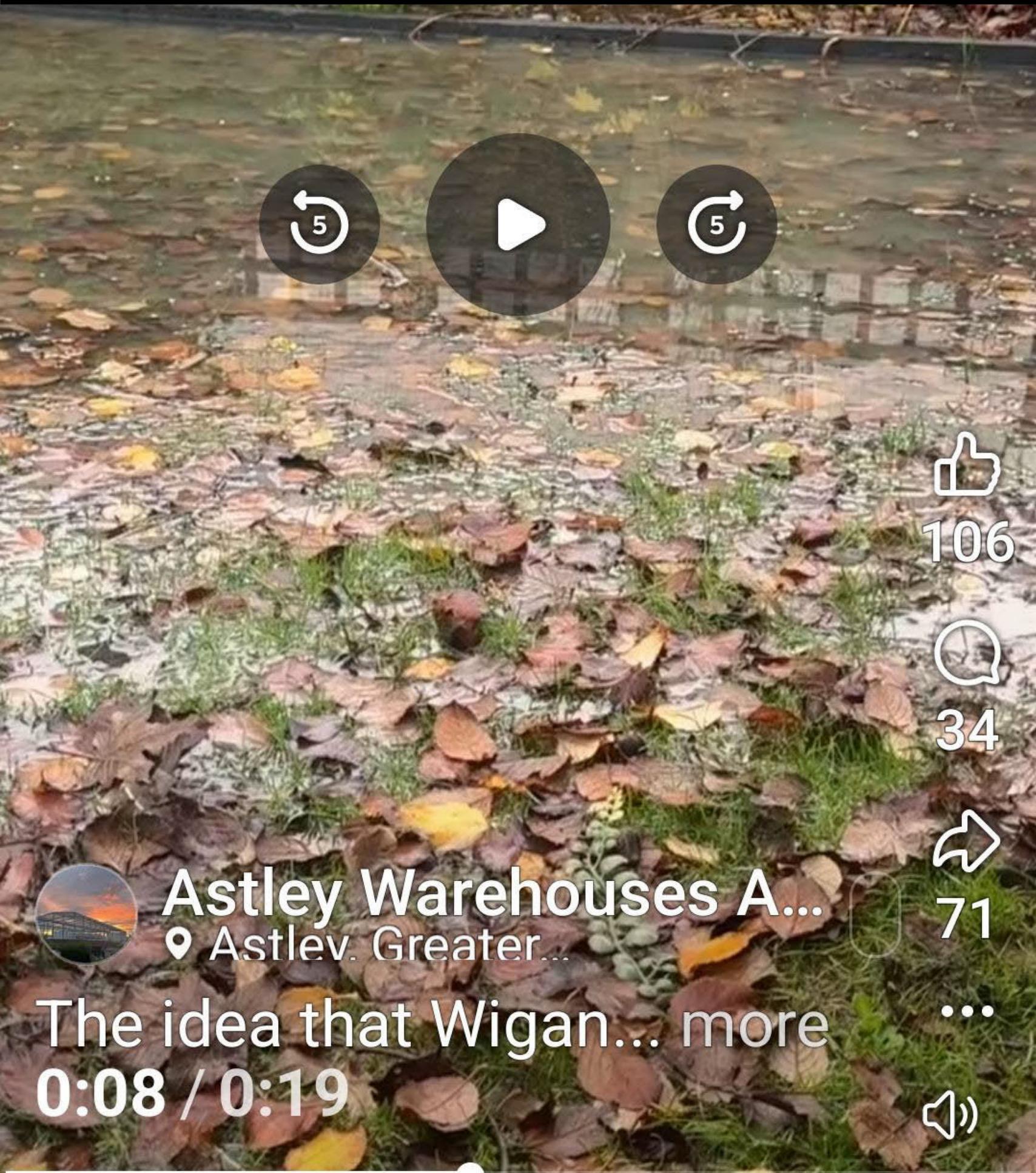
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106

  
34

  
71



**Astley Warehouses A...**  
Astley, Greater...

The idea that Wigan... more  
0:08 / 0:19

...  


Add a comment... @ 😊 GIF



[REDACTED]

---

**From:** Proctor, David  
**Sent:** 08 December 2025 10:01  
**To:** [REDACTED]  
**Subject:** Astley flooding  
**Attachments:** FW: Flooding on paths; FW: Flooding on the paths; FW: Flooding

Morning both,

Some more info on the flooding issue at Astley. There's an ask in one of them for the Southwells (one of the residents) to be contacted with an update – I assume we have them as a complainant on the file already - [REDACTED] can I ask you to make that contact please and assure them that we're investigating?

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 09 December 2025 15:26  
**To:** [REDACTED]  
**Subject:** Astley Business Park

Good Afternoon

We refer to your enquiry regarding flooding in the vicinity of the ongoing development at Astley Business Park, which has affected a footpath that gives access to Garrett Hall Primary School and a number of rear gardens in the vicinity. Following your complaint Council officers have investigated the position on site, and have also met with the developer and site manager on Monday 8th December.

At that meeting the developer agreed to implement a drainage channel running along the length of the path where it adjoins the site, and along the garden boundaries. They have committed to undertake this work without delay, as soon as weather permits this week.

Our officers have agreed with the developer that we will monitor the situation following this intervention, to establish whether the solution achieves the desired result in periods of heavy rain. We are hopeful that the solution will address the issue, but if it does not then the Council has made clear that a fuller investigation will be needed.

We hope that this update is useful and that the solution agreed with the developer resolves the issue. We intend to close our enforcement case at this point, but we will reopen it if there is evidence of a continuing issue.

Kind regards

[REDACTED]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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Astley Business Park - Resident...



1h · 🌐

A reminder to everyone to add your videos or photos to here: <https://www.dropbox.c...> See more



🎁 Send a gift



What evidence is most useful for reporting?

W

👍 13



👉 2



**From:** [REDACTED]  
**Sent:** 09 December 2025 15:27  
**To:** [REDACTED]  
**Subject:** Astley Business Park

Good Afternoon

We refer to your enquiry regarding flooding in the vicinity of the ongoing development at Astley Business Park, which has affected a footpath that gives access to Garrett Hall Primary School and a number of rear gardens in the vicinity. Following your complaint Council officers have investigated the position on site, and have also met with the developer and site manager on Monday 8th December.

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Kind regards

[REDACTED]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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**From:** [REDACTED]  
**Sent:** 09 December 2025 15:51  
**To:** [REDACTED]  
**Subject:** Astley Business Park

Good Afternoon

We refer to your enquiry regarding flooding in the vicinity of the ongoing development at Astley Business Park, which has affected a footpath that gives access to Garrett Hall Primary School and a number of rear gardens in the vicinity. Following your complaint Council officers have investigated the position on site, and have also met with the developer and site manager on Monday 8th December.

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Kind regards

[REDACTED]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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# PLP NEWS INSIGHTS



Home » PLP News » PLP acquires Astley Business Park in Wigan for speculative logistics development

ARTICLE DATE

GUIDE READ TIME

7TH JANUARY 2025

3 MINS

## PLP ACQUIRES ASTLEY BUSINESS PARK IN

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 09 December 2025 15:26  
**To:** [REDACTED]  
**Subject:** Astley Business Park

Good Afternoon

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Kind regards

[REDACTED]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
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# PLP



## PLP NEWS INSIGHTS



Home » PLP News » PLP acquires Astley

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 09 December 2025 09:00  
**To:** Proctor, David; [REDACTED]  
**Cc:** Member Enquiries; [REDACTED]  
**Subject:** Astley Warehouses  
**Attachments:** IMG-20251209-WA0000.jpg

Hi Both

Do we have an update on how the meeting went yesterday with Tanro or who attended because details being given are no existent.

Has you can see from the photo this morning the footpath is now completely blocked.

A site visit today must happen.

Thanks

[REDACTED]

Sent from [Outlook for Android](#)



astley business park



Astley Business Park is a logistics/industrial park in Astley, Greater Manchester, UK, near the A580 (East Lancs Road), known for large modern warehouses, but also significant local controversy and resident action groups concerned about environmental impact, traffic, and loss of countryside. Developed by PLP, it's a large site featuring warehouses with significant office space, aiming to boost employment but facing local opposition. [🔗](#)



## Key Details:

- **Location:** Astley, Greater Manchester, near Chaddock Lane and the A580. [🔗](#)
- **Type:** Modern logistics and distribution park with large warehouses. [🔗](#)
- **Developer:** PLP. [🔗](#)
- **Facilities:** Large warehouse units with integrated office space.
- **Controversy:** Faced strong opposition from residents and action groups concerned about noise, pollution, traffic, and habitat



Home



Search



Notifications



Activity



**From:** [REDACTED]  
**Sent:** 09 December 2025 15:56  
**To:** [REDACTED]  
**Subject:** FW: Flooding

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi [REDACTED]  
You will have seen my emails to the complainants - could you add these to the file and close the complaint for now please.  
Could you also add the Headteacher (details below) as a fourth complainant please.

Kind regards

[REDACTED]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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---

**From:** [REDACTED]  
**Sent:** 09 December 2025 15:45  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>; [REDACTED]  
**Subject:** Fw: Garrett Hall Primary - Concerns

FYI only.

---

**From:** [REDACTED]  
**Sent:** 09 December 2025 12:59 PM  
**To:** [REDACTED]

[REDACTED]  
Cc [REDACTED]

Subject: Re: Garrett Hall Primary - Concerns

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi [REDACTED]

Thank you for the update - I really appreciate it.

The pathway was absolutely awful this morning, water levels meant that some of my children had to go home and get their socks and shoes changed and adults reported that the water was coming over ankle boots.

I am hoping that a solution can be found very soon before the colder weather comes and it also begins to freeze over becoming hazardous.

*Kind regards*

[REDACTED]

[REDACTED]

*Garrett Hall Primary School*

*Garrett Lane*

*Tyldesley*

*Manchester*

*M29 7EY*

[REDACTED]



From: [REDACTED]

Sent: 09 December 2025 10:31

To: [REDACTED]

Cc: [REDACTED]

Subject: Fw: Garrett Hall Primary - Concerns

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hi there,

Cath forwarded this message on to me and I just wanted to touch base to say that I have spoken to our Assistant Director for planning. The team are aware of the issue and in talks with the developer. I've asked the planning team to keep you updated ([planning@wigan.gov.uk](mailto:planning@wigan.gov.uk))

Kind regards,

[REDACTED]

---

Fr

From: [REDACTED]

Sent: 08 December 2025 14:06

To: [REDACTED]

Cc: [REDACTED]

Subject: Fw: Garrett Hall Primary - Concerns

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi [REDACTED]

I am really sorry to bother you both, but you did say 'get in touch if I have any problems with the warehouse build behind school!' and I do.

The two photos attached are from the public footpath running down the side of my school site which my families use to get to and from school. Unfortunately, since the building works and the excavation of the ground, into a mound around the edges of their site, this has meant that water is now running off the mound and on to the pathway where there is no drainage. Last week, I had a significant number of complaints about wet feet coming into school as families had no choice other than to walk through it!

We have contacted the company responsible - Tan Ro - see email trail below from 1<sup>st</sup> December onwards. We haven't yet got a plan of action from them or if they are going to do anything at all. I am really concerned as when the weather begins to get colder and it freezes, it will become incredibly dangerous for all my families using it.

The pathway doesn't belong to school and is a public footpath, however, we have also contacted Wigan council roads and pathways team, twice via email, and they are yet to respond to our enquiry.

Is there anyone else I can contact about this to speed things up?

*Kind regards*

[Redacted]

[Redacted]

*Headteacher*

*Garrett Hall Primary School*

*Garrett Lane*

*Tyldesley*

*Manchester*

*M29 7EY*

[Redacted]



---

**From:** [Redacted]

**Sent:** 05 December 2025 09:29

To: [REDACTED]  
Cc: [REDACTED]

**Subject:** Re: Garrett Hall Primary - Concerns and Enquiries

Hey [REDACTED]

I've been asked to get back in touch by the headteacher, who is now liaising with the council regarding the water run-off on the footpath adjacent to your worksite as this is now having a real impact on our pupils. Children are arriving at school with soaked footwear and socks because they have to choose between walking through puddles or risking slipping on mud deposits around the edge.

Could you please confirm if there have been any outcomes from your review of the water run-off from your site onto the public footpath, or any planned actions?

I've attached some pictures sent in by parents to give context to the current situation. As I said previously, we're very concerned as this will worsen when temperatures further drop as it will create a significant slip and fall risk which can cause a serious injury.

I'd appreciate an update on this today so I can update the headteacher before the end of the day.

Best wishes,

[REDACTED]

**Business Manager**

**Garrett Hall Primary**

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 01 December 2025 13:01

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Re: Garrett Hall Primary - Concerns and Enquiries

Hey [REDACTED]

Thanks for this, it's really appreciated. It helps offer clarity on things, I'll pass it onto the headteacher and see if there's anything else they'd like to ask.

I hope you have a good afternoon.

Best wishes,

[Redacted]

**Business Manager**

**Garrett Hall Primary**

[Redacted]

---

**From:** [Redacted]

**Sent:** 01 December 2025 11:56

**To:** [Redacted]

**Cc:** [Redacted]

[Redacted]

**Subject:** RE: Garrett Hall Primary - Concerns and Enquiries

Morning [Redacted]

Please see notes below, let me know if you need anything else.

**Kind Regards**

[Redacted]

**Project Manager**



Delivery Focused Main Contracting



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**From:** [REDACTED]  
**Sent:** 01 December 2025 11:40  
**To:** [REDACTED]  
**Subject:** Garrett Hall Primary - Concerns and Enquiries

Hello [REDACTED]

I hope you're having a good day when you receive this.

I'm just sending a line to you line about three concerns we have regarding the works taking place behind the school. We are looking to raise these with Wigan Council, but I'm hoping some information may clarify things.

Since the dirt mound for the treeline has been installed, there seems to be an issue with water run off onto the path adjacent to the site that our school kids use to get here. During summer, it wasn't too much of an issue with the warmer weather, but as it's getting colder, it's becoming more significant and will start to pose a health risk when freezing temperatures become more common.

Is there a plan on how to address this issue, such as the installation of draining, at this moment in time? **We will review the area and see if further work is required**

We understand there will be a footpath installed alongside the treeline at a future date. Looking at the artist images, such as the aerial view and the landscape image, the path seems to be being installed on your side of the treeline. Can we please confirm this is the case? **The public right of way construction has commenced, it is the business park side of the bund.**

If not, and it's being installed between our current fence and the treeline mound, this will raise significant safeguarding concerns due to blind spots/limited vision. If that is the case, what measures are being implemented to reduce these risks? **The PROW is not next to your fencing, it is the other side of the mound**

Finally, there are several bramble bushes growing on your worksite, and they're growing through our fence. It's to the right of our modular building if you're looking at it from your side. We've been cutting them back, but we were hoping somebody could tend to these from your side? **We reviewed this area previously but as it is in a protection zone were unable to remove any planting here. We will seek further guidance and see if there is anything that can be done.**

I also wanted to let you know in advance that we break up for Christmas holidays after the 19<sup>th</sup> of December, and we won't reopen the site until the New Year; the site will be closed down, and nobody will be tending to emails.

Best wishes,

[Redacted signature]

**Business Manager**

**Garrett Hall Primary**

[Redacted contact information]

>><<



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As a public body, the Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000 unless the information in it is covered by one of the exemptions in the Act.

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

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Full-screen



17



4

Astley Business Park - Resident Actio...



Add a comment... @ 😊 GIF

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 09 December 2025 18:11  
**To:** [REDACTED]  
**Subject:** FW: URGENT FLOODING DRAINAGE NEEDED ASAP  
**Attachments:** 1000029418.jpg; 1000029422.jpg; 1000029408.jpg; 1000029398.jpg;  
1000029406.jpg; 1000029410.jpg; 1000029396.jpg; 1000029394.jpg;  
1000029420.jpg; 1000029414.jpg; 1000029402.jpg; 1000029412.jpg

Hi [REDACTED]  
See below - another complainant to add to the file/Uniform.

Kind regards

[REDACTED]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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---

**From:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Sent:** 09 December 2025 17:54  
**To:** [REDACTED]  
**Cc:** Thatcher, Aidan <Aidan.Thatcher@wigan.gov.uk>; [REDACTED]  
[REDACTED]  
**Subject:** FW: URGENT FLOODING DRAINAGE NEEDED ASAP

Hi [REDACTED]  
The below and attached has come into Peel, apparently from one of the residents affected by flooding at Astley. They don't look to be one of the ones that had contacted us, so can you get them

added as a complainant please, and provide them with a copy of the response that has gone to the others?

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

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---

**From:** [REDACTED]  
**Sent:** 09 December 2025 17:22  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: URGENT FLOODING DRAINAGE NEEDED ASAP

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Hi both

I am forwarding this urgent email on, as it appears to relate to both the PLP site and the adjacent Council-owned footpath.

We don't think there are any Peel Land/Waters interests so will not be responding ourselves and would be grateful if you could reply to [REDACTED] directly.

Thanks,  
[REDACTED]

[REDACTED]  
**Director of Planning and Strategy**  
**Peel Land**

[REDACTED]

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





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**From:** [REDACTED]  
**Sent:** 09 December 2025 10:46  
**To:** [REDACTED]  
**Subject:** URGENT FLOODING DRAINAGE NEEDED ASAP

**WARNING - This email originated from outside of the organisation. Please check you recognise both the sender's name and email address to ensure the content is safe, if in doubt, contact IT.**

[REDACTED] peel holdings  
Please contact me ASAP on [REDACTED] as a matter of urgency. No drainage on your property and it's causing serious flooding on paths, school path, and our gardens. PLEASE attend to this as a matter of urgency.  
Kind regards [REDACTED]

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1 of 2



29 NOV AT 13:47



[REDACTED]

---

**From:** Member Enquiries  
**Sent:** 09 December 2025 09:21  
**To:** [REDACTED] Proctor, David; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** MEM046249 - Astley Warehouses

Good morning,

This enquiry has been added to the ME system on your behalf.

Kind regards,

**Members Enquiries Team**

Resident Services – Customer Support  
Wigan Council, Wigan Life Centre (North Site), The Wiend, Wigan, WN1 1NH

[REDACTED]  
RS/CS/JW

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**From:** [REDACTED]  
**Sent:** 09 December 2025 09:00  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>; [REDACTED]  
**Cc:** Member Enquiries [REDACTED]  
**Subject:** Astley Warehouses

Hi Both

Do we have an update on how the meeting went yesterday with Tanro or who attended because details being given are no existent.

Has you can see from the photo this morning the footpath is now completely blocked.

A site visit today must happen.

Thanks

[REDACTED]

Sent from [Outlook for Android](#)

>><<





Full-screen



12



4

Astley Business Park - Resident Actio...



Add a comment...





1 of 2



2 DEC AT 08:08



This morning the whole walkway is flooded!!!!!! If you're going to Garrett hall this morning I would suggest you walk the long way round and avoid here. Worst I've ever ever seen it 😱



👍 44    💬 18    ➦ 1

😡 👍 😱



16



8

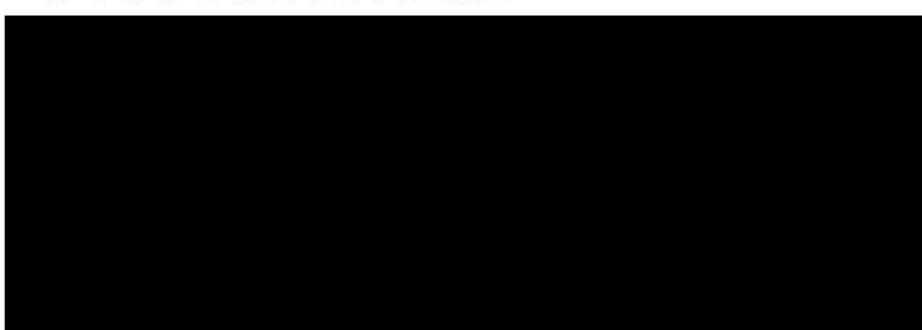


2



Astley Business Park - Resident Actio...

Most relevant



Parents. Pathway to school flooded. Please do not remove a panel of fencing on Riding close. This is a private fence. This is not the answer.



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 09 December 2025 17:06  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Garrett Hall Primary - Concerns  
**Attachments:** Tyldesley 160 Photo 2.jpg; Tyldesley 160 Photo 3.jpg; Tyldesley 160 Photo 1.jpg; Astley Business Park.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon [REDACTED]

I can confirm that I am aware of this situation, where flooding is taking place on public footpath Tyldesley No. 160. I've attached photos as received this morning from [REDACTED]. This footpath is located on the western boundary of Astley Business Park site off Chaddock Lane, also referred to as Astley Warehouses.

I first heard of issues on Friday, of which I immediately emailed all the contacts I had associated with this development, and I also copied in [REDACTED] the Planning Case Officer, [REDACTED] also brought in [REDACTED] the Planning Enforcement Officer. Unfortunately, the flooding is due to the works being undertaken on the development site, as there is no record of any flooding on this footpath, prior to development works, and it is clear from the colour of the water that it is draining directly from the development site onto the footpath.

I believe that meetings did take place on Monday, of which I understand that Planners may have been involved.

On receipt of the photos of the flooding this morning, I emailed all again including [REDACTED] requesting that measures are taken to prevent water flowing from the development on to this public footpath, to remove the surplus water and to remove any residue material from the footpath. I am currently waiting for a response.

I hope this is of some assistance. [REDACTED] will be able to give further information from a planning perspective.

Regards

[REDACTED]

[REDACTED]  
**Public Rights of Way Officer**  
Wigan Council – Resident Services  
Wigan Life Centre(South site),  
College Avenue,  
Wigan WN1 1NJ

[REDACTED]

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---

**From:** [REDACTED]  
**Sent:** 09 December 2025 16:23  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Garrett Hall Primary - Concerns

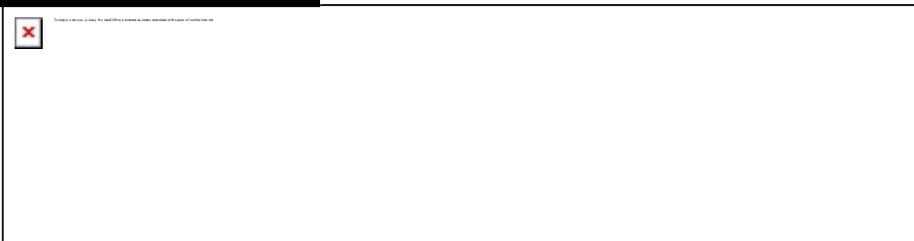
Hi [REDACTED]

I have cc'd in [REDACTED] who covers all things Public Rights of Way within our service. [REDACTED] can you offer advice on the below?

[REDACTED] – To deal with this, I personally believe Planning would need to escalate as it relates to the development which I know they are working very closely on.

Many thanks

[REDACTED]  
**Service Lead – Highways and Network Management**  
Wigan Council – Resident Services  
Wigan Life Centre - South building



---

**From:** [REDACTED]  
**Sent:** 09 December 2025 10:30  
**To:** [REDACTED]  
**Subject:** Fw: Garrett Hall Primary - Concerns

Hi [REDACTED]

Not sure who is in charge of footpaths / public rights of way but an FYI r.e. 2 enquiries that are apparently pending from the school and what action I've taken.

Thanks and regards,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 09, 2025 10:28 AM  
**To:** Planning <[Planning@wigan.gov.uk](mailto:Planning@wigan.gov.uk)>  
**Subject:** Fw: Garrett Hall Primary - Concerns

Hi Planning colleagues,

I understand from David you are already aware of this issue and talking to the developer.

Can I ask if you can please provide an update to the following contacts at the school. As you can see they've reached out to [REDACTED] for info.

[REDACTED]

[REDACTED]

Thanks in advance,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 09, 2025 8:31 AM  
**To:** [REDACTED]  
**Subject:** FW: Garrett Hall Primary - Concerns

[REDACTED] does this sit with your teams?

This head always works well with us and never raises an issue unless it is a real issue for them – please see below. I would imagine if we have a cold weather snap and it gets icy that will become particularly dangerous?

Thanks

[REDACTED]

[REDACTED]  
**Assistant Director - Education**  
People Directorate Children Adults and Families  
Wigan Council  
Wigan Life Centre South, College Street, Wigan, WN1 1NJ  
07345475043  
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---

**From:** [REDACTED]  
**Sent:** 08 December 2025 14:06  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Fw: Garrett Hall Primary - Concerns

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Hi 

I am really sorry to bother you both, but you did say 'get in touch if I have any problems with the warehouse build behind school!' and I do.

The two photos attached are from the public footpath running down the side of my school site which my families use to get to and from school. Unfortunately, since the building works and the excavation of the ground, into a mound around the edges of their site, this has meant that water is now running off the mound and on to the pathway where there is no drainage. Last week, I had a significant number of complaints about wet feet coming into school as families had no choice other than to walk through it!

We have contacted the company responsible - Tan Ro - see email trail below from 1<sup>st</sup> December onwards. We haven't yet got a plan of action from them or if they are going to do anything at all. I am really concerned as when the weather begins to get colder and it freezes, it will become incredibly dangerous for all my families using it.

The pathway doesn't belong to school and is a public footpath, however, we have also contacted Wigan council roads and pathways team, twice via email, and they are yet to respond to our enquiry.

Is there anyone else I can contact about this to speed things up?

*Kind regards*



*Headteacher*

*Garrett Hall Primary School*

*Garrett Lane*

Tyldesley

Manchester

M29 7EY



---

**From:** [Redacted] >  
**Sent:** 05 December 2025 09:29  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** Re: Garrett Hall Primary - Concerns and Enquiries

Hey [Redacted]

I've been asked to get back in touch by the headteacher, who is now liaising with the council regarding the water run-off on the footpath adjacent to your worksite as this is now having a real impact on our pupils. Children are arriving at school with soaked footwear and socks because they have to choose between walking through puddles or risking slipping on mud deposits around the edge.

Could you please confirm if there have been any outcomes from your review of the water run-off from your site onto the public footpath, or any planned actions?

I've attached some pictures sent in by parents to give context to the current situation. As I said previously, we're very concerned as this will worsen when temperatures further drop as it will create a significant slip and fall risk which can cause a serious injury.

I'd appreciate an update on this today so I can update the headteacher before the end of the day.

Best wishes,  
[Redacted]

**Business Manager**  
**Garrett Hall Primary**

[Redacted]

---

**From:** [Redacted]  
**Sent:** 01 December 2025 13:01  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** Re: Garrett Hall Primary - Concerns and Enquiries

Hey [Redacted]

Thanks for this, it's really appreciated. It helps offer clarity on things, I'll pass it onto the headteacher and see if there's anything else they'd like to ask.

I hope you have a good afternoon.

Best wishes,

[Redacted]

**Business Manager**  
**Garrett Hall Primary**

[Redacted]

---

**From:** [Redacted]  
**Sent:** 01 December 2025 11:56  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** RE: Garrett Hall Primary - Concerns and Enquiries

Morning [Redacted]

Please see notes below, let me know if you need anything else.

Kind Regards

[Redacted]

Project Manager



[Redacted]

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---

**From:** [Redacted]  
**Sent:** 01 December 2025 11:40  
**To:** [Redacted]  
**Subject:** Garrett Hall Primary - Concerns and Enquiries

Hello [Redacted]

I hope you're having a good day when you receive this.

I'm just sending a line to you line about three concerns we have regarding the works taking place behind the school. We are looking to raise these with Wigan Council, but I'm hoping some information may clarify things.

Since the dirt mound for the treeline has been installed, there seems to be an issue with water run off onto the path adjacent to the site that our school kids use to get here. During summer, it wasn't too much of an issue with the warmer weather, but as it's getting colder, it's becoming more significant and will start to pose a health risk when freezing temperatures become more common.

Is there a plan on how to address this issue, such as the installation of draining, at this moment in time? **We will review the area and see if further work is required**

We understand there will be a footpath installed alongside the treeline at a future date. Looking at the artist images, such as the aerial view and the landscape image, the path seems to be being installed on your side of the treeline. Can we please confirm this is the case? **The public right of way construction has commenced, it is the business park side of the bund.**

If not, and it's being installed between our current fence and the treeline mound, this will raise significant safeguarding concerns due to blind spots/limited vision. If that is the case, what measures are being implemented to reduce these risks? **The PROW is not next to your fencing, it is the other side of the mound**

Finally, there are several bramble bushes growing on your worksite, and they're growing through our fence. It's to the right of our modular building if you're looking at it from your side. We've been cutting them back, but we were hoping somebody could tend to these from your side? **We reviewed this area previously but as it is in a protection zone were unable to remove any planting here. We will seek further guidance and see if there is anything that can be done.**

I also wanted to let you know in advance that we break up for Christmas holidays after the 19<sup>th</sup> of December, and we won't reopen the site until the New Year; the site will be closed down, and nobody will be tending to emails.

Best wishes,

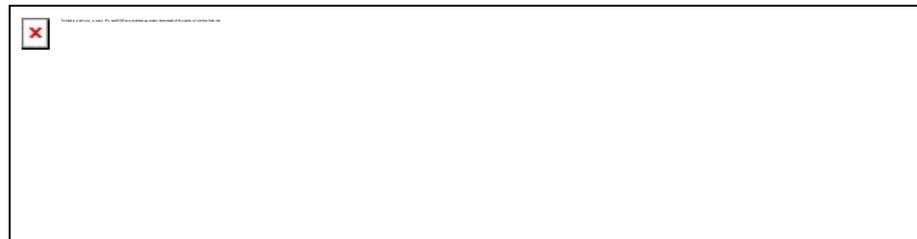


**Business Manager**

**Garrett Hall Primary**



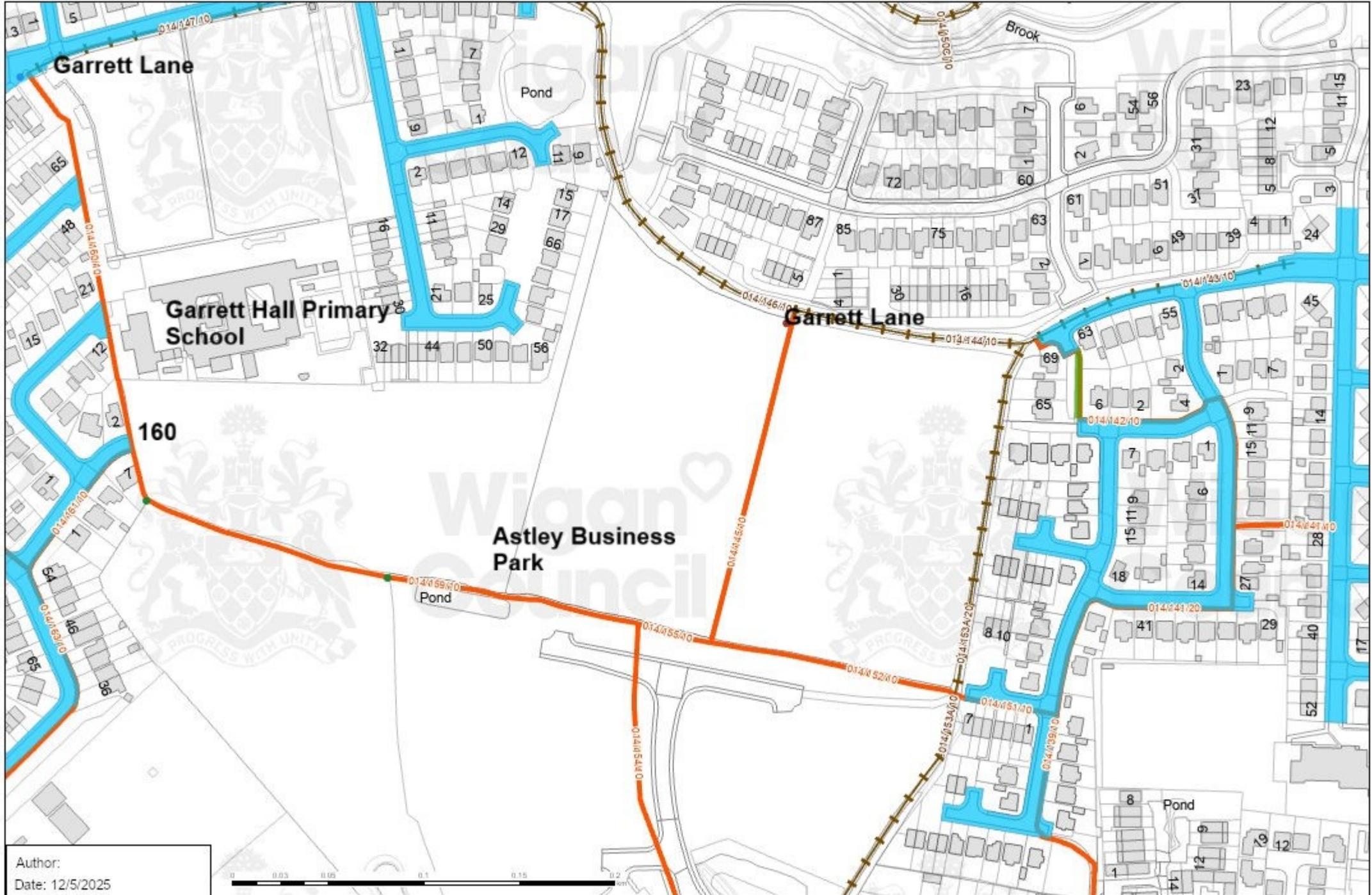
>><<











Author:  
Date: 12/5/2025

[REDACTED]

---

**From:** Proctor, David  
**Sent:** 09 December 2025 10:05  
**To:** [REDACTED]  
**Subject:** Astley flooding  
**Attachments:** IMG-20251209-WA0000.jpg  
**Importance:** High

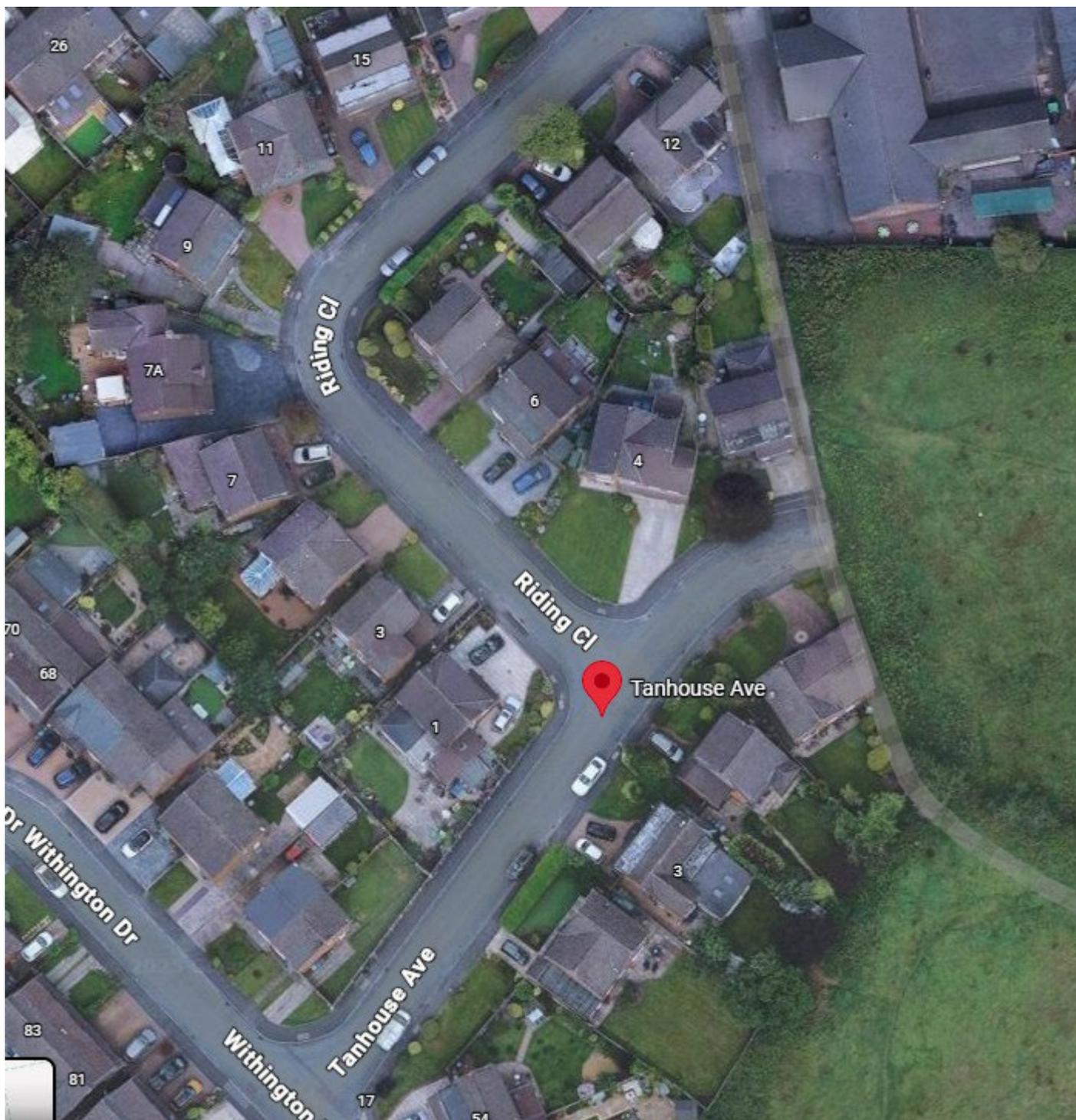
Morning,

This is an image from this morning of the flooding of the path, sent to us by a resident. It looks to be to the north of the turning head of Tanhouse Avenue. The measures we discussed yesterday were further to the south, to the rear of the houses on Tanhouse including no. 3.

Can you look at this section urgently please, and let us know what can be done in this area?

If we need another call on this let me know, as we'll need to respond to the residents and the Councillors today.

Thanks  
David



**David Proctor**  
**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

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[REDACTED]

---

**From:** Proctor, David  
**Sent:** 09 December 2025 10:54  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley flooding

Thanks [REDACTED]

[REDACTED] mentioned that there is a plan that shows the proposed works, could we get a copy of that please?

Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 09 December 2025 10:51  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley flooding

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Morning David,

The trench works will extend to this area, we reviewed making a start this morning but due to the weather it is not currently possible, we will review again at lunch but I expect these works to commence tomorrow.

**Kind Regards**

Project Manager



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**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

**Sent:** 09 December 2025 10:05

**To:** [Redacted]

**Cc:** [Redacted]

**Subject:** Astley flooding

**Importance:** High

Morning,

This is an image from this morning of the flooding of the path, sent to us by a resident. It looks to be to the north of the turning head of Tanhouse Avenue. The measures we discussed yesterday were further to the south, to the rear of the houses on Tanhouse including no. 3.

Can you look at this section urgently please, and let us know what can be done in this area?

If we need another call on this let me know, as we'll need to respond to the residents and the Councillors today.

Thanks

David



**David Proctor**  
**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

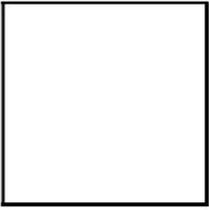
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**From:** [REDACTED]  
**Sent:** 09 December 2025 11:07  
**To:** Proctor, David; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley flooding  
**Attachments:** Astley Ponding Review.pdf  
**Categories:** Read/Respond/Action

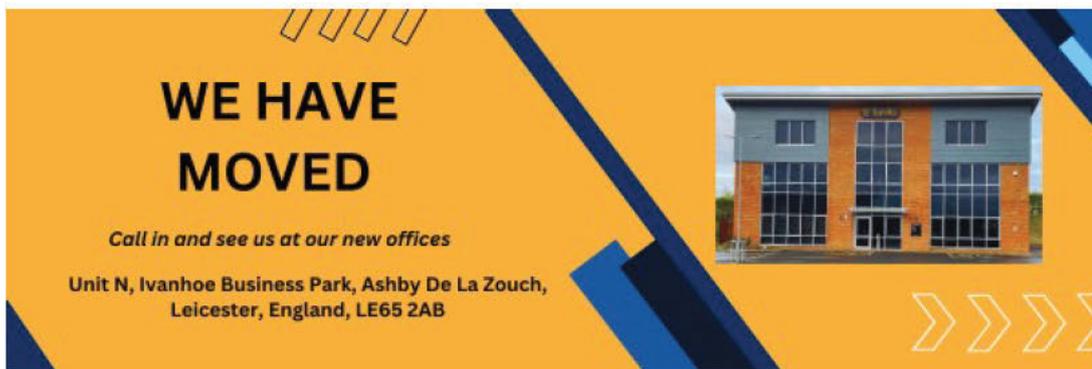
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David,

Please find attached the mark up for the areas of trenching works.

Kind Regards

[REDACTED]  
Project Manager



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---

From: Proctor, David <D.Proctor@wigan.gov.uk>

Sent: 09 December 2025 10:54

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Astley flooding

Thanks [REDACTED]

Matt mentioned that there is a plan that shows the proposed works, could we get a copy of that please?

Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

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From: [REDACTED]

Sent: 09 December 2025 10:51

To: Proctor, David <D.Proctor@wigan.gov.uk> [REDACTED]

Cc: [REDACTED]

Subject: RE: Astley flooding

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Morning David,

The trench works will extend to this area, we reviewed making a start this morning but due to the weather it is not currently possible, we will review again at lunch but I expect these works to commence tomorrow.

Kind Regards

[REDACTED]  
Project Manager



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From: Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

Sent: 09 December 2025 10:05

To: [Redacted]

Cc: [Redacted]

Subject: Astley flooding

Importance: High

Morning,

This is an image from this morning of the flooding of the path, sent to us by a resident. It looks to be to the north of the turning head of Tanhouse Avenue. The measures we discussed yesterday were further to the south, to the rear of the houses on Tanhouse including no. 3.

Can you look at this section urgently please, and let us know what can be done in this area?

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Thanks  
David



**David Proctor**  
**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

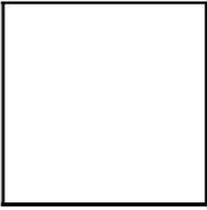
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Adjacent to the public footpath a v ditch is being installed, depth range from 100mm to 300mm. Post install there will be a further review following heavy rain.

Landscaping to be reviewed as part of the works, constant fall from the North to South (1.2m of fall A-B)

Trench to extend South of the properties



**From:** [Redacted]  
**Sent:** 09 December 2025 10:51  
**To:** Proctor, David; [Redacted]  
**Cc:** [Redacted]  
**Subject:** RE: Astley flooding

**Categories:** Read/Respond/Action

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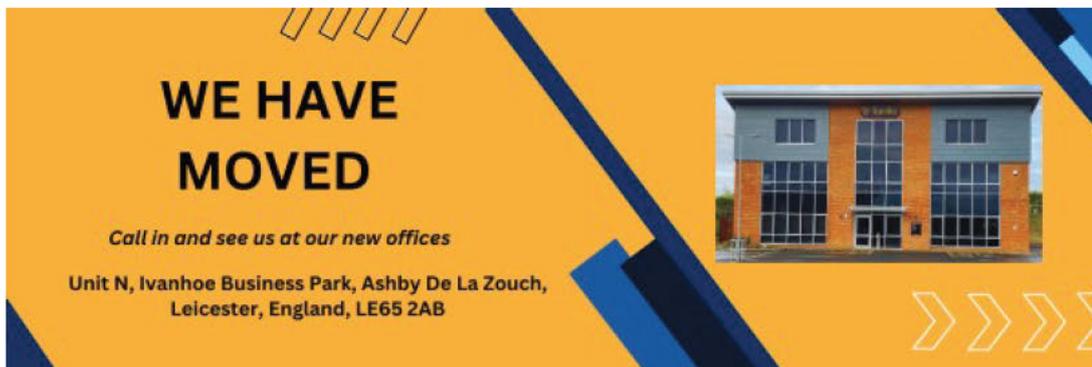
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Kind Regards

[Redacted]  
Project Manager



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**From:** Proctor, David <D.Proctor@wigan.gov.uk>

**Sent:** 09 December 2025 10:05

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Astley flooding

**Importance:** High

Morning,

This is an image from this morning of the flooding of the path, sent to us by a resident. It looks to be to the north of the turning head of Tanhouse Avenue. The measures we discussed yesterday were further to the south, to the rear of the houses on Tanhouse including no. 3.

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If we need another call on this let me know, as we'll need to respond to the residents and the Councillors today.

Thanks

David



**David Proctor**  
**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

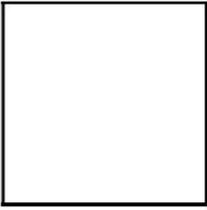
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This footnote also confirms that this email has been swept for the presence of computer viruses.

---

[REDACTED]

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**From:** Proctor, David  
**Sent:** 09 December 2025 17:52  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: URGENT FLOODING DRAINAGE NEEDED ASAP

Thanks [REDACTED]

We have responded this afternoon to a set of complainants about this issue following an enforcement investigation; will add [REDACTED] to the list and supply a copy of the response that the others have had.

Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

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**From:** [REDACTED]  
**Sent:** 09 December 2025 17:22  
**To:** [REDACTED], Proctor, David <D.Proctor@wigan.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** FW: URGENT FLOODING DRAINAGE NEEDED ASAP

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Hi both

I am forwarding this urgent email on, as it appears to relate to both the PLP site and the adjacent Council-owned footpath.

We don't think there are any Peel Land/Waters interests so will not be responding ourselves and would be grateful if you could reply to [REDACTED] directly.

Thanks,  
[REDACTED]

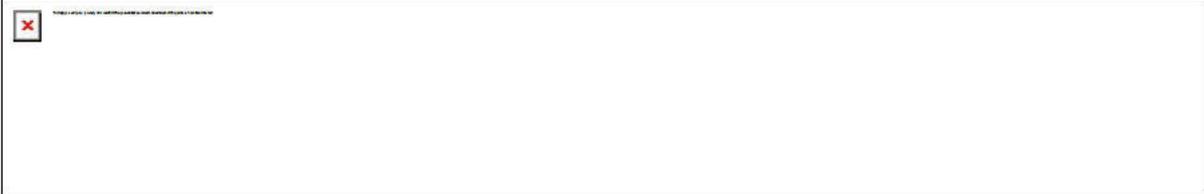
[Redacted]

Director of Planning and Strategy

Peel Land

[Redacted]

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Signature of this email does not of itself constitute a signature for the purposes of land transactions.

From: [Redacted]

Sent: 09 December 2025 10:46

To: Estates <[estates@peel.co.uk](mailto:estates@peel.co.uk)>

Subject: URGENT FLOODING DRAINAGE NEEDED ASAP

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[Redacted] Please contact me ASAP on my number [Redacted] as a matter of urgency. No drainage on your property and it's causing serious flooding on paths, school path, and our gardens. PLEASE attend to this as a matter of urgency.

Kind regards Amanda southern.

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 09 December 2025 18:11  
**To:** [REDACTED]  
**Subject:** Astley Business Park

Good Afternoon

We refer to your enquiry (which has been forwarded to the Council by the developer) regarding flooding in the vicinity of the ongoing development at Astley Business Park, which has affected a footpath that gives access to Garrett Hall Primary School and a number of rear gardens in the vicinity. Following your complaint Council officers have investigated the position on site, and have also met with the developer and site manager on Monday 8th December.

At that meeting the developer agreed to implement a drainage channel running along the length of the path where it adjoins the site, and along the garden boundaries. They have committed to undertake this work without delay, as soon as weather permits this week.

Our officers have agreed with the developer that we will monitor the situation following this intervention, to establish whether the solution achieves the desired result in periods of heavy rain. We are hopeful that the solution will address the issue, but if it does not then the Council has made clear that a fuller investigation will be needed.

We hope that this update is useful and that the solution agreed with the developer resolves the issue. We intend to close our enforcement case at this point, but we will reopen it if there is evidence of a continuing issue.

Kind regards

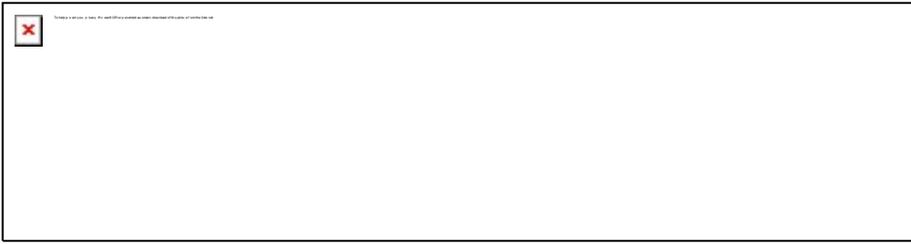
[REDACTED]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 10 December 2025 08:13  
**To:** [REDACTED]  
**Subject:** RE: URGENT FLOODING DRAINAGE NEEDED ASAP

Good morning [REDACTED],

I will add this complainant to the records. I've looked at the attached images and they are mostly from social media, I don't believe the complainant is directly affected as the images show [REDACTED] garden and the path next to the school.

I spoke with David about this last night at the staff engagement event and he also said to make sure the school is included in your response, I will also add their details to the record.

Thank you

[REDACTED]

**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
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**From:** [REDACTED]  
**Sent:** 09 December 2025 18:11  
**To:** [REDACTED]  
**Subject:** FW: URGENT FLOODING DRAINAGE NEEDED ASAP

Hi [REDACTED]

See below - another complainant to add to the file/Uniform.

Kind regards

[Redacted]

**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

**Sent:** 09 December 2025 17:54

**To:** [Redacted]

**Cc:** [Redacted]

**Subject:** FW: URGENT FLOODING DRAINAGE NEEDED ASAP

Hi [Redacted]

The below and attached has come into Peel, apparently from one of the residents affected by flooding at Astley. They don't look to be one of the ones that had contacted us, so can you get them added as a complainant please, and provide them with a copy of the response that has gone to the others?

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

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

[Redacted]

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**From:** [REDACTED]  
**Sent:** 09 December 2025 17:22  
**To:** [REDACTED] Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** FW: URGENT FLOODING DRAINAGE NEEDED ASAP

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi both

I am forwarding this urgent email on, as it appears to relate to both the PLP site and the adjacent Council-owned footpath.

We don't think there are any Peel Land/Waters interests so will not be responding ourselves and would be grateful if you could reply to [REDACTED] directly.

Thanks,  
[REDACTED]

[REDACTED]

**Director of Planning and Strategy**  
**Peel Land**

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 09 December 2025 10:46  
**To:** Estates <[estates@peel.co.uk](mailto:estates@peel.co.uk)>  
**Subject:** URGENT FLOODING DRAINAGE NEEDED ASAP

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---

[REDACTED]  
Please contact me ASAP on my number [REDACTED] as a matter of urgency. No drainage on your property and it's causing serious flooding on paths, school path, and our gardens. PLEASE attend to this as a matter of urgency.  
Kind regards Amanda southern.

---

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**From:** noreply@wigan.gov.uk  
**Sent:** 11 December 2025 10:25  
**To:** planningenforcement  
**Subject:** Planning Enforcement Reporting form 666204

**Categories:** [REDACTED]

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

**Name:** [REDACTED]

**Address:** [REDACTED]

**Telephone:** [REDACTED]

**Email:** [REDACTED]

## Responses

**Address or location of the property/land subject of your complaint:**

Astley warehouses building project

**Nature of your complaint:**

Hi, I am contacting you regarding recent flooding on the path joining the garret hall school and recent warehouse that are being built.

**Problem the property/land subject of your complaint is causing:**

I believe they have now started work on trying to resolve the flooding issues. However, I have concern regarding this. This flooding has been caused by surface water and run off from the site. Is this correct? The flooding happened at the beginning of this week and work has now commence on solving the issue. What plans have they submitted to resolve the issue. You can not just start to dig out and build water tunnels without the correct management practices and plans submitted and approved. How is this surface water going to be managed. If it drains into ditches and culverts it needs consent from yourselves has this been given? Within such as small time frame. What is the SuDs plan for this area of the site. Which directly affects a school and houses. The need for this is water is very unpredictable and needs robust planning before you start to dig out drainage tunnels and culverts or even implement soak aways. Please would you provide me with the information outline above and address as a matter of urgency. Because they may fix one problem put course environmental harm and flooding in another location.

**Are willing to support the council in any subsequent prosecution:**

I am prepared to attend court if necessary

**File uploads:**



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 11 December 2025 15:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Garrett Hall Primary - Concerns

Hi [REDACTED]

There was a meeting that took place on Monday between the LPA and site management. I was not present but have been informed of the below:

At that meeting the developer agreed to implement a drainage channel running along the length of the path where it adjoins the site, and along the garden boundaries. They have committed to undertake this work without delay, as soon as weather permits this week.

As there is an agreement, the enforcement case will be closed, but it could be reopened again if there is evidence of continuing issues with flooding.

Thank you

[REDACTED]  
**Planning Enforcement Officer**

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

[REDACTED]

**Postal Address:**

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**From:** [REDACTED]  
**Sent:** 09 December 2025 17:06  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Garrett Hall Primary - Concerns

Good Afternoon [REDACTED]

I can confirm that I am aware of this situation, where flooding is taking place on public footpath Tyldesley No. 160. I've attached photos as received this morning from [REDACTED]. This footpath is located on the western boundary of Astley Business Park site off Chaddock Lane, also referred to as Astley Warehouses.

I first heard of issues on Friday, of which I immediately emailed all the contacts I had associated with this development, and I also copied in [REDACTED] the Planning Case Officer, [REDACTED] also brought in [REDACTED] the Planning Enforcement Officer. Unfortunately, the flooding is due to the works being undertaken on the development site, as there is no record of any flooding on this footpath, prior to development works, and it is clear from the colour of the water that it is draining directly from the development site onto the footpath.

I believe that meetings did take place on Monday, of which I understand that Planners may have been involved.

On receipt of the photos of the flooding this morning, I emailed all again including [REDACTED] requesting that measures are taken to prevent water flowing from the development on to this public footpath, to remove the surplus water and to remove any residue material from the footpath. I am currently waiting for a response.

I hope this is of some assistance, [REDACTED] will be able to give further information from a planning perspective.

Regards

[REDACTED]

[REDACTED]  
**Public Rights of Way Officer**

Wigan Council – Resident Services  
Wigan Life Centre(South site),  
College Avenue,  
Wigan WN1 1NJ

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From: [REDACTED]

Sent: 09 December 2025 16:23

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Garrett Hall Primary - Concerns

Hi [REDACTED]

I have cc'd in [REDACTED] who covers all things Public Rights of Way within our service. Liz can you offer advice on the below?



---

**From:** [REDACTED]  
**Sent:** Tuesday, December 09, 2025 8:31 AM  
**To:** [REDACTED]  
**Subject:** FW: Garrett Hall Primary - Concerns

[REDACTED] does this sit with your teams?

This head always works well with us and never raises an issue unless it is a real issue for them – please see below. I would imagine if we have a cold weather snap and it gets icy that will become particularly dangerous?

Thanks

[REDACTED]

**Assistant Director - Education**  
People Directorate Children Adults and Families  
Wigan Council  
Wigan Life Centre South, College Street, Wigan, WN1 1NJ

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 08 December 2025 14:06  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Fw: Garrett Hall Primary - Concerns

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Hi [REDACTED]

I am really sorry to bother you both, but you did say 'get in touch if I have any problems with the warehouse build behind school!' and I do.

The two photos attached are from the public footpath running down the side of my school site which my families use to get to and from school. Unfortunately, since the building works and the excavation of the ground, into a mound around the edges of their site, this has meant that water is now running off the mound and on to the pathway where there is no drainage. Last week, I had a significant number of complaints about wet feet coming into school as families had no choice other than to walk through it!

We have contacted the company responsible - Tan Ro - see email trail below from 1<sup>st</sup> December onwards. We haven't yet got a plan of action from them or if they are going to do anything at all. I am really concerned as when the weather begins to get colder and it freezes, it will become incredibly dangerous for all my families using it.

The pathway doesn't belong to school and is a public footpath, however, we have also contacted Wigan council roads and pathways team, twice via email, and they are yet to respond to our enquiry.

Is there anyone else I can contact about this to speed things up?

*Kind regards*

[Redacted]

[Redacted]

*Headteacher*

*Garrett Hall Primary School*

*Garrett Lane*

*Tyldesley*

*Manchester*

*M29 7EY*

[Redacted]



---

**From:** [REDACTED]

**Sent:** 05 December 2025 09:29

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Re: Garrett Hall Primary - Concerns and Enquiries

Hey [REDACTED]

I've been asked to get back in touch by the headteacher, who is now liaising with the council regarding the water run-off on the footpath adjacent to your worksite as this is now having a real impact on our pupils. Children are arriving at school with soaked footwear and socks because they have to choose between walking through puddles or risking slipping on mud deposits around the edge.

Could you please confirm if there have been any outcomes from your review of the water run-off from your site onto the public footpath, or any planned actions?

I've attached some pictures sent in by parents to give context to the current situation. As I said previously, we're very concerned as this will worsen when temperatures further drop as it will create a significant slip and fall risk which can cause a serious injury.

I'd appreciate an update on this today so I can update the headteacher before the end of the day.

Best wishes,

[REDACTED]

**Business Manager**

**Garrett Hall Primary**

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 01 December 2025 13:01

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Re: Garrett Hall Primary - Concerns and Enquiries

Hey [REDACTED]

Thanks for this, it's really appreciated. It helps offer clarity on things, I'll pass it onto the headteacher and see if there's anything else they'd like to ask.

I hope you have a good afternoon.

Best wishes,

[REDACTED]

**Business Manager**

**Garrett Hall Primary**

[REDACTED]

---

**From:** [REDACTED]

**Sent:** 01 December 2025 11:56

**To:** [REDACTED]

**Cc:** [REDACTED]

[REDACTED]

**Subject:** RE: Garrett Hall Primary - Concerns and Enquiries

Morning [REDACTED]

Please see notes below, let me know if you need anything else.

**Kind Regards**

[REDACTED]

**Project Manager**



Delivery Focused Main Contracting



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From: [Redacted]  
Sent: 01 December 2025 11:40  
To: [Redacted]  
Subject: Garrett Hall Primary - Concerns and Enquiries

Hello [Redacted]

I hope you're having a good day when you receive this.

I'm just sending a line to you line about three concerns we have regarding the works taking place behind the school. We are looking to raise these with Wigan Council, but I'm hoping some information may clarify things.

Since the dirt mound for the treeline has been installed, there seems to be an issue with water run off onto the path adjacent to the site that our school kids use to get here. During summer, it wasn't too much of an issue with the warmer weather, but as it's getting colder, it's becoming more significant and will start to pose a health risk when freezing temperatures become more common.

Is there a plan on how to address this issue, such as the installation of draining, at this moment in time? **We will review the area and see if further work is required**

We understand there will be a footpath installed alongside the treeline at a future date. Looking at the artist images, such as the aerial view and the landscape image, the path seems to be being installed on your side of the treeline. Can we please confirm this is the case? **The public right of way construction has commenced, it is the business park side of the bund.**

If not, and it's being installed between our current fence and the treeline mound, this will raise significant safeguarding concerns due to blind spots/limited vision. If that is the case, what measures are being implemented to reduce these risks? **The PROW is not next to your fencing, it is the other side of the mound**

Finally, there are several bramble bushes growing on your worksite, and they're growing through our fence. It's to the right of our modular building if you're looking at it from your side. We've been cutting them back, but we were hoping somebody could tend to these from your side? **We reviewed this area previously but as it is in a protection zone were unable to remove any planting here. We will seek further guidance and see if there is anything that can be done.**

I also wanted to let you know in advance that we break up for Christmas holidays after the 19<sup>th</sup> of December, and we won't reopen the site until the New Year; the site will be closed down, and nobody will be tending to emails.

Best wishes,

**[Redacted Signature]**

**Business Manager**

**Garrett Hall Primary**

**[Redacted Contact Info]**

>><<



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 11 December 2025 15:59  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Overand flooding issue - Withington Drive / Tanhouse Avenue, Astley

Hi [REDACTED]

There was a meeting that took place on Monday between the LPA and site management. I was not present but have been informed of the below:

At that meeting the developer agreed to implement a drainage channel running along the length of the path where it adjoins the site, and along the garden boundaries. They have committed to undertake this work without delay, as soon as weather permits this week.

As there is an agreement, the enforcement case will be closed, but it could be reopened again if there is evidence of continuing issues with flooding.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
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**From:** [REDACTED]  
**Sent:** 09 December 2025 14:35  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Overand flooding issue - Withington Drive / Tanhouse Avenue, Astley

Hi [REDACTED]

Hope you're OK.

I've received enquiries from United Utilities regarding the flooding adjacent to the warehouse site in Astley.

Please could you let me know if the developers have laid out plans to prevent the flooding?

Thanks,

[REDACTED]  
Flood Risk Technician  
Wigan Council – Resident Services  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

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**From:** [REDACTED]  
**Sent:** 09 December 2025 14:31  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Overand flooding issue - Withington Drive / Tanhouse Avenue, Astley

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Thanks [REDACTED]

That's great – so long as it gets incorporated as part of their SUDS and not tapped into the sewer.

Regards



[REDACTED]  
Drainage Delivery Engineer  
Bolton, Worsley, Tyldesley and  
Glazebury  
N3 Central Pennine  
Wastewater Services  
[REDACTED]

---

From: [REDACTED]  
Sent: 09 December 2025 14:24  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: RE: Overand flooding issue - Withington Drive / Tanhouse Avenue, Astley

Hi [REDACTED]

We are aware of the issues and our PROW officer and planning enforcement team working with the developer to stop the flooding. From my knowledge there was a meeting between the developers and planning enforcement yesterday, but I am not sure of the outcome. I will let you know if hear any more info.

Thanks,

[REDACTED]  
Flood Risk Technician  
Wigan Council – Resident Services  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]  
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---

From: [REDACTED]  
Sent: 09 December 2025 14:09  
To: [REDACTED]  
Cc: [REDACTED]  
Subject: Overand flooding issue - Withington Drive / Tanhouse Avenue, Astley

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Hi [REDACTED]

Do you know if anyone at Wigan Council is dealing with an issue with overland flooding at the above location?  
It is flooding a public footpath at the side of Garrett hall primary school and also back gardens of properties.  
Issue is due to topography of land changes from nearby warehouse development.



Regards



[Redacted]  
Drainage Delivery Engineer  
Bolton, Worsley, Tyldesley and  
Glazebury  
N3 Central Pennine  
Wastewater Services  
[Redacted]

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[REDACTED]

---

**From:** Proctor, David  
**Sent:** 11 December 2025 09:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Flooding - different location  
**Attachments:** VID-20251210-WA0002.mp4

**Importance:** High

[REDACTED]

In addition to the issues we've been discussing, we are now getting reports of flooding / standing water affecting the properties on Thistlecroft – video attached.

Can this be investigated please, and if you can let me know ASAP what steps are intended.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

[d.proctor@wigan.gov.uk](mailto:d.proctor@wigan.gov.uk)  
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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 11 December 2025 12:55  
**To:** Proctor, David  
**Cc:** [REDACTED]  
**Subject:** RE: Flooding - different location  
**Attachments:** IMG-20251211-WA0001.jpg

**Categories:** Read/Respond/Action

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi David,

TanRo have reviewed this the holding water within the site has been caused by the landscape contractors footprints as they are down that end of the site implementing the landscaping scheme at the moment, the alternative is to stand them down which we don't want to do as it will delay the screening going in.

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On the other side of the site they are working through creating the stoned trench (picture from this morning along the footpath). Our engineers have reviewed this area and we would welcome a conversation with the Council as to our thoughts on works which they may wish to consider to the footpath to improve the situation.

Finally [REDACTED] was not able to join the call this morning to discuss comms etc so we are trying to reschedule for the 22<sup>nd</sup> December.

Thanks,

---

**From:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Sent:** 11 December 2025 09:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Flooding - different location  
**Importance:** High

-External communication-  
[REDACTED]

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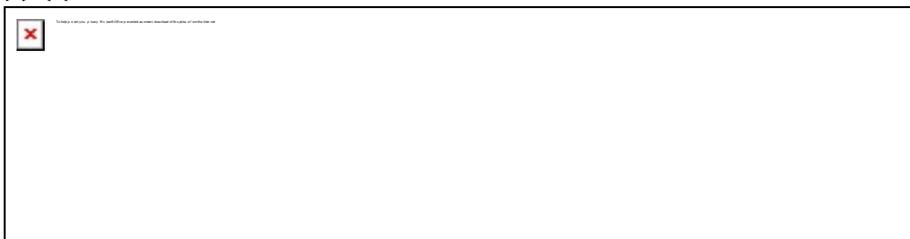
Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

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

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[REDACTED]

---

**From:** noreply@wigan.gov.uk  
**Sent:** 11 December 2025 10:25  
**To:** planningenforcement  
**Subject:** Planning Enforcement Reporting form 666204

**Categories:** [REDACTED]

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

**Name:** [REDACTED]

**Address:** [REDACTED]

**Telephone:** [REDACTED]

**Email:** [REDACTED]

## Responses

**Address or location of the property/land subject of your complaint:**

Astley warehouses building project

**Nature of your complaint:**

Hi, I am contacting you regarding recent flooding on the path joining the garret hall school and recent warehouse that are being built.

**Problem the property/land subject of your complaint is causing:**

I believe they have now started work on trying to resolve the flooding issues. However, I have concern regarding this. This flooding has been caused by surface water and run off from the site. Is this correct? The flooding happened at the beginning of this week and work has now commence on solving the issue. What plans have they submitted to resolve the issue. You can not just start to dig out and build water tunnels without the correct management practices and plans submitted and approved. How is this surface water going to be managed. If it drains into ditches and culverts it needs consent from yourselves has this been given? Within such as small time frame. What is the SuDs plan for this area of the site. Which directly affects a school and houses. The need for this is water is very unpredictable and needs robust planning before you start to dig out drainage tunnels and culverts or even implement soak aways. Please would you provide me with the information outline above and address as a matter of urgency. Because they may fix one problem put course environmental harm and flooding in another location.

**Are willing to support the council in any subsequent prosecution:**

I am prepared to attend court if necessary

**File uploads:**



[REDACTED]

---

**From:** Proctor, David  
**Sent:** 12 December 2025 15:39  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Flooding - different location

Thanks [REDACTED]

I don't know if you'd viewed the video I attached, but that shows water ponded well into the resident's garden, not just in the footprints within your site. The rain over the weekend was heavy but far from unprecedented – having been on civil contingencies duty all week I can say for certain there was no flooding anywhere else in Wigan, or even any near-misses. The residents and local Councillors are adamant that these areas have never flooded before.

I agree that a meeting with our drainage engineers will be worthwhile – I've reached out to them to confirm who would attend and will come back to you with proposed times once I have that.

Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

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**From:** [REDACTED]  
**Sent:** 11 December 2025 12:55  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** RE: Flooding - different location

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Thanks,

[REDACTED]

---

**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Sent:** 11 December 2025 09:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Flooding - different location  
**Importance:** High

-External communication-

[REDACTED]

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Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
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[REDACTED]

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[REDACTED]

---

**From:** [REDACTED]

**Sent:** 15 December 2025 11:56

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Re: Ongoing Flooding Issues on Public Pathway Adjacent to School

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Dear [REDACTED]

Thank you for your email last week and for the update you provided.

Unfortunately, I have received the same number of complaints again this morning regarding the public pathway that runs alongside the school. The pathway is once more inaccessible due to flooding. My business manager attended the site earlier today and confirmed that the pathway is impassable for our children and families.

In addition, I have received a further complaint from a local resident whose property borders the pathway. He is understandably upset, as one of our families has again removed fence panels in order to gain access to the school and avoid the flooded section.

While I appreciate that the developer carried out works last week in an attempt to resolve the issue, and that recent heavy rainfall has contributed to the situation, it is clear that the problem has not been rectified. The flooding continues to cause significant disruption and is now directly impacting the safety and wellbeing of our children, families, and local residents.

Given the ongoing nature of this issue, I must ask whether the enforcement case can be reopened, as there is now clear evidence of a continuing problem that requires further intervention.

I would be grateful if you could advise on the next steps.

*Kind regards*

[REDACTED]  
*Headteacher  
Garrett Hall Primary School  
Garrett Lane  
Tyldesley  
Manchester  
M29 7EY*



---

**From:** [REDACTED]

**Sent:** 09 December 2025 15:51

**To:** [REDACTED]

**Subject:** Astley Business Park

You don't often get email from [REDACTED]

[Learn why this is important](#)

Good Afternoon

We refer to your enquiry regarding flooding in the vicinity of the ongoing development at Astley Business Park, which has affected a footpath that gives access to Garrett Hall Primary School and a number of rear gardens in the vicinity. Following your complaint Council officers have investigated the position on site, and have also met with the developer and site manager on Monday 8th December.

At that meeting the developer agreed to implement a drainage channel running along the length of the path where it adjoins the site, and along the garden boundaries. They have committed to undertake this work without delay, as soon as weather permits this week.

Our officers have agreed with the developer that we will monitor the situation following this intervention, to establish whether the solution achieves the desired result in periods of heavy rain.

We are hopeful that the solution will address the issue, but if it does not then the Council has made clear that a fuller investigation will be needed.

We hope that this update is useful and that the solution agreed with the developer resolves the issue.

We intend to close our enforcement case at this point, but we will reopen it if there is evidence of a continuing issue.

Kind regards

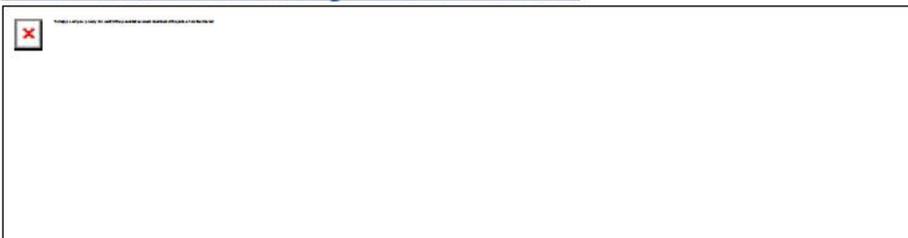
[REDACTED]  
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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## **Astley Park Way warehouses - site visit report**

### **Flooding**

**Date: 15th December 2025**

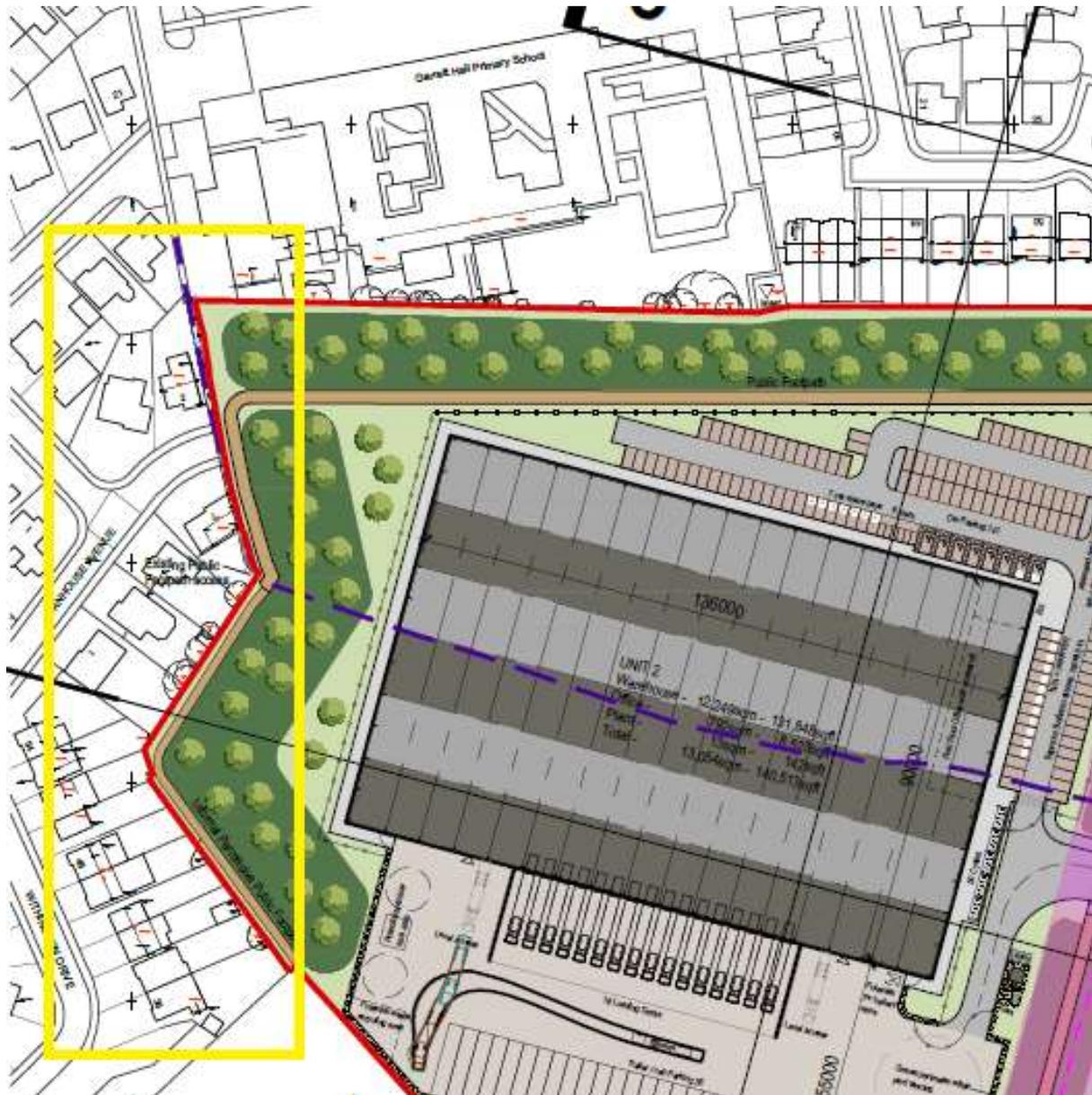
#### **Attendees:**

- [REDACTED] - Planning Enforcement Officer, Wigan Council
- [REDACTED] - Planning Enforcement Officer, Wigan Council
- [REDACTED] - Project Manager, Tanro

## Flooding

There are two areas on the West side of the site which are currently affected by flooding:

1. Footpath between Tanhouse Avenue and Garrett Hall School
2. Rear gardens of residential properties, particularly 1 and 3 Tanhouse Avenue but other properties within the yellow boundary are also affected



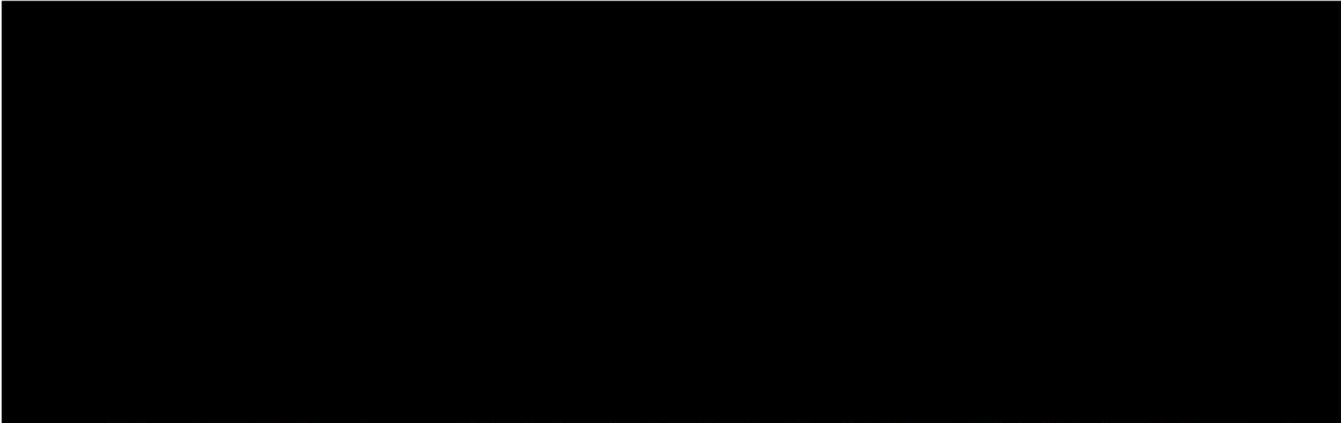
## 1. Footpath

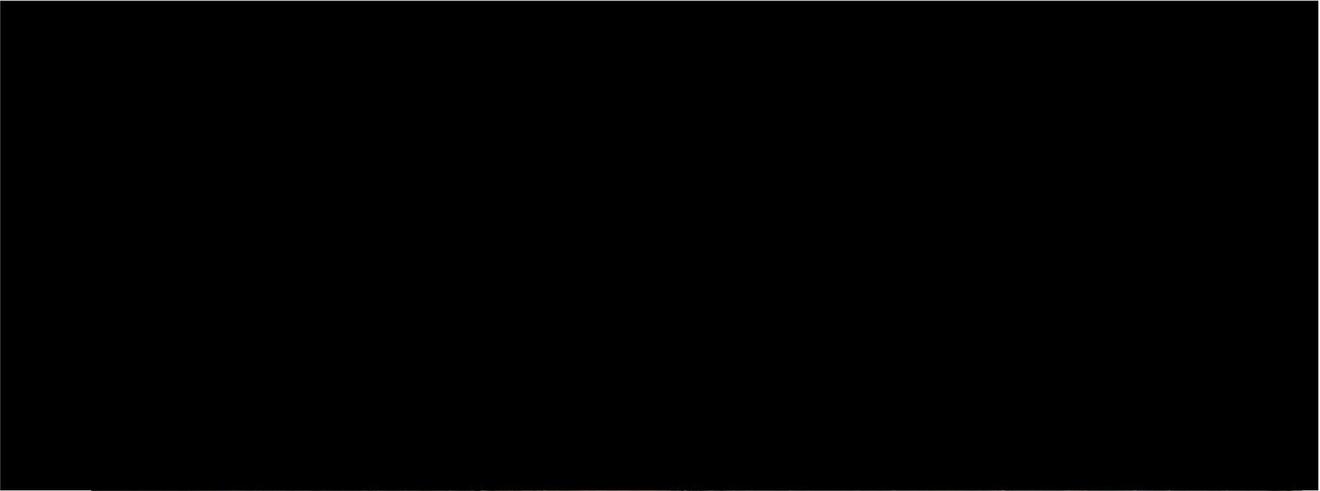


## Footpath from inside the site

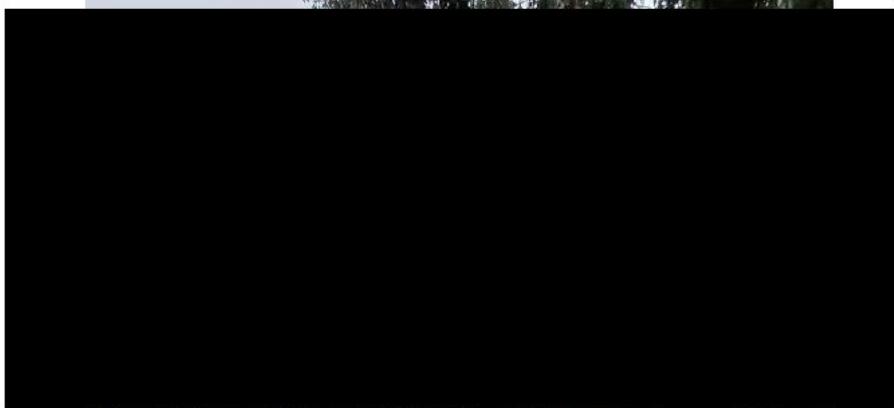


## 2. Flooding of residential rear gardens

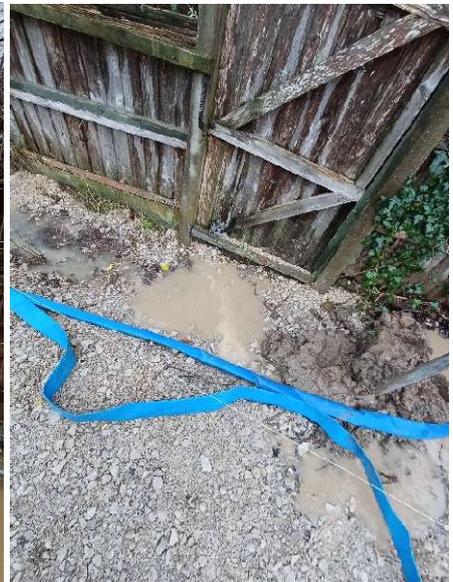








Rear of properties on Tanhouse Avenue and Withington Drive



## Interim solution

Installation of a trench at the West side of the of the side between the footpath inside the site and the rear of the residential gardens to gather and dispose of the water which is affecting the properties. Indicated in yellow on the below diagram.



Long term solution is to install additional drainage, however, this cannot be done before a drainage engineer has been out to site to carry out an assessment to facilitate the design of a drainage scheme.

[REDACTED]

---

**From:** Proctor, David  
**Sent:** 17 December 2025 10:05  
**To:** [REDACTED]  
**Subject:** RE: Flooding - different location

**Importance:** High

[REDACTED]

Please can we arrange a meeting with yourselves, TanRo and your engineers, for Thursday afternoon or Friday morning.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

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

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---

**From:** Proctor, David  
**Sent:** 12 December 2025 15:39  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Flooding - different location

Thanks [REDACTED]

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---

From: [REDACTED]

Sent: 11 December 2025 12:55

To: Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

Cc: [REDACTED]

Subject: RE: Flooding - different location

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

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Finally [REDACTED] was not able to join the call this morning to discuss comms etc so we are trying to reschedule for the 22<sup>nd</sup> December.

Thanks,

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From: Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>

Sent: 11 December 2025 09:53

To: [REDACTED]

Cc: [REDACTED]

Subject: Flooding - different location

Importance: High

-External communication-



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Can this be investigated please, and if you can let me know ASAP what steps are intended.

Thanks

David

**David Proctor**  
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Place Directorate

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 17 December 2025 10:06  
**To:** Proctor, David  
**Subject:** Automatic reply: Flooding - different location

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Thank you for your email.

I am currently on annual leave until the 22 nd of December and will respond on my return.

If your enquiry is urgent please call me on [REDACTED]

Regards,

[REDACTED]

**From:** [Redacted]  
**Sent:** 18 December 2025 14:06  
**To:** Proctor, David; [Redacted]  
**Cc:** [Redacted]  
**Subject:** Astley Business Park  
**Attachments:** Mid 1.jpg; Mid 2.jpg; North.jpg; South.jpg

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Afternoon David,

Please find attached a few photos of the Western boundary. I have checked the gardens again and no standing water visible. The trench runs the length of the properties.

Kind Regards

[Redacted]  
Project Manager



[Redacted] W: [www.tanro.co.uk](http://www.tanro.co.uk)



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[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
19 December 2025 11:27

**To:**

[REDACTED]  
Flooding Response Update – Astley Business Park Development

Good Morning

We want to update you about the measures being taken to respond to reports of flooding at the Astley Business Park development.

We have been continuing to monitor the situation, and our enforcement officers and drainage engineers have been on site this week to review the effectiveness of the steps taken so far. It is clear that the drainage channel, which was installed last week, has not resolved the flooding issue. As referenced in our recent response, we did commit to monitoring this issue and taking further action if needed.

We have therefore escalated this matter with the developer directly and met with their engineers yesterday (18<sup>th</sup> December). As a result of that meeting, the developer's engineers are designing a permanent drainage solution to prevent future issues. In the meantime, they will be implementing additional measures this week to address the immediate risk.

As such, their team is on site this week, digging a new trench and installing a more substantial drainage system that will be connected to the site's existing drainage infrastructure. Ingress slits are also being added to help water in adjacent areas to reach the new drain. This is expected to deal with the issues affecting the public footpath and properties on Tanhouse Avenue.

In the area to the rear of Thistle Croft the issue is slightly different, and relates to the current slope of the land towards the properties from the base of the bund, while the site is under construction. The final design for this part of the site includes reprofiling this area so that water falls away from the garden fences. The developer is committed to undertaking this work but it will not be possible until more of the landscaping is installed and the ground is drier. In the meantime the Council has secured agreement from the developer to undertake some smaller scale works in this area to help keep water away from residential boundaries.

Over the festive period, the developer has committed to continuing to monitor the site closely. Security measures, including CCTV coverage of affected areas, will remain in place. The developer has also confirmed that they have an action plan in place in the event that any issues occur at the site while it is closed. If you have any concerns or observations during this time or moving forward, please contact the developer at [astleysite@tanro.co.uk](mailto:astleysite@tanro.co.uk) – this email will be monitored over the period.

We have received assurances from the developer that they will continue providing support to ensure that the issue is resolved in the short and long term.

Thank you for your patience and understanding as we work to resolve this matter.

Kind regards

[REDACTED]  
**Development Management Team Leader**

Place Directorate

Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 December 2025 11:27  
**To:** [REDACTED]  
**Subject:** Flooding Response Update – Astley Business Park Development

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We have received assurances from the developer that they will continue providing support to ensure that the issue is resolved in the short and long term.

Thank you for your patience and understanding as we work to resolve this matter.

Kind regards

[REDACTED]  
**Development Management Team Leader**

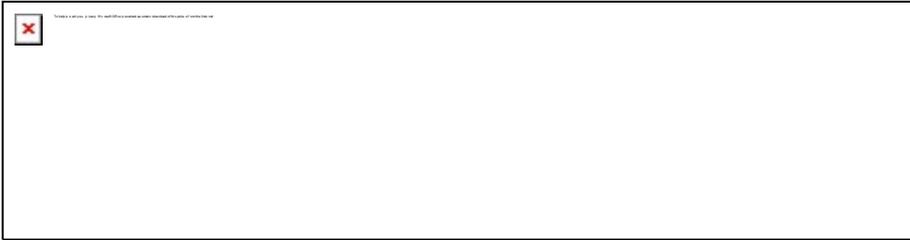
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[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
19 December 2025 11:27

**To:**

[REDACTED]  
Flooding Response Update – Astley Business Park Development

Good Morning

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We have been continuing to monitor the situation, and our enforcement officers and drainage engineers have been on site this week to review the effectiveness of the steps taken so far. It is clear that the drainage channel, which was installed last week, has not resolved the flooding issue. As referenced in our recent response, we did commit to monitoring this issue and taking further action if needed.

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Kind regards

[REDACTED]  
**Development Management Team Leader**

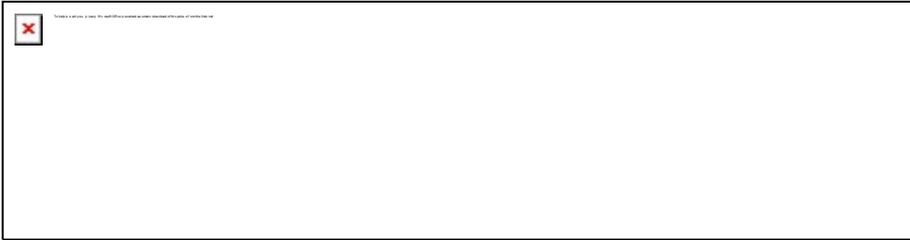
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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 December 2025 11:27  
**To:** [REDACTED]  
**Subject:** Flooding Response Update – Astley Business Park Development

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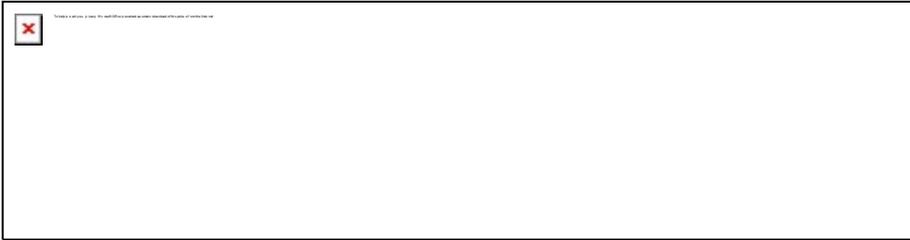
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[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 19 December 2025 11:27  
**To:** [REDACTED]  
**Subject:** Flooding Response Update – Astley Business Park Development

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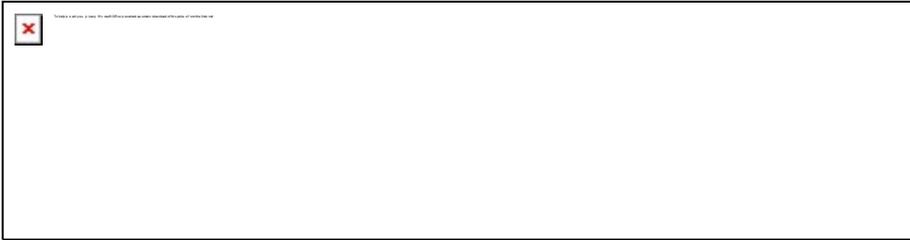
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[REDACTED]

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**To:**

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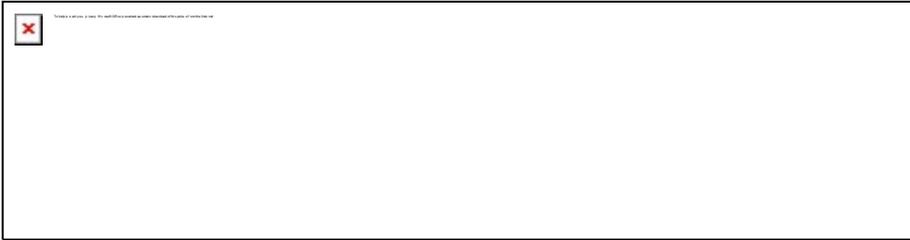
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[REDACTED]

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**Sent:** 19 December 2025 11:27  
**To:** [REDACTED]  
**Subject:** Flooding Response Update – Astley Business Park Development

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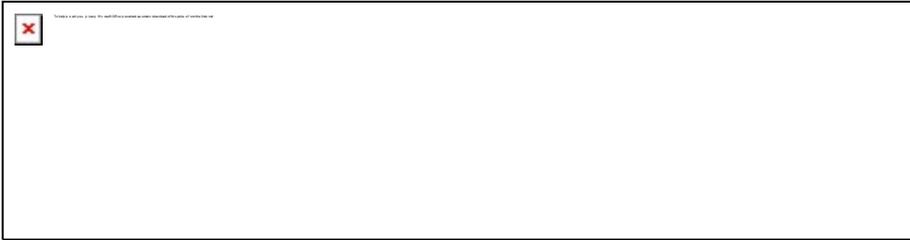
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[Redacted]

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**From:** [Redacted]  
**Sent:** 19 December 2025 09:02  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** RE: Flooding/water damage

Morning [Redacted]  
Thank you for confirming your address.  
The enforcement complaint will be investigated in accordance with our Local Enforcement Plan:  
(<https://www.wigan.gov.uk/Docs/PDF/Resident/Planning-and-Building-Control/Planning-Local-Enforcement-Plan.pdf>)

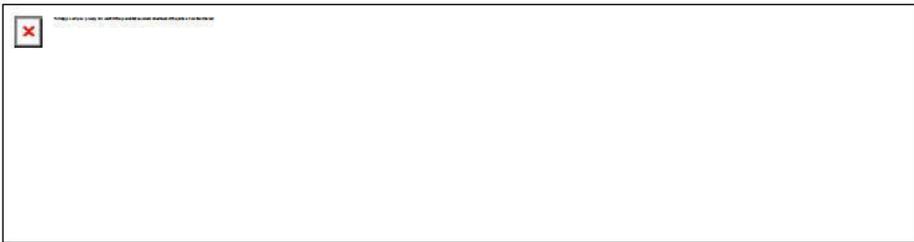
Kind regards

[Redacted]

**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
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**From:** [Redacted]  
**Sent:** 18 December 2025 21:08  
**To:** [Redacted]  
**Subject:** Re: Flooding/water damage

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good evening,

Thank you for your reply.

We are number [REDACTED].

Can you please send me your complaints procedure and the timeframe of the response to my complaint?

Kind regards,

[REDACTED]

On 18 Dec 2025, at 14:56, [REDACTED] > wrote:

Good [REDACTED]

Thank you for your email. I can confirm that we have opened an investigation into the issues raised and will keep you updated of our progress.

Please could you confirm your house number so that we can log your complaint accurately?

Kind regards

[REDACTED]

**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
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From: [REDACTED]  
Sent: 16 December 2025 20:08  
To: Thatcher, Aidan <[Aidan.Thatcher@wigan.gov.uk](mailto:Aidan.Thatcher@wigan.gov.uk)>  
Subject: Flooding/water damage

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good evening,

I am writing to formally complain about ongoing flooding and associated damage to my property, which I believe is being caused by the development currently taking place at the rear of my home on [REDACTED]  
[REDACTED]

Since the development began, my garden has been repeatedly affected by surface water flooding during rainfall. This issue did not exist prior to the works. As a result, my garden has suffered significant damage, including deterioration and movement of paving flags, damage to my fence, and lifting and degradation of my Astroturf. These issues are worsening over time and have made the garden unsafe and unusable in places.

It appears that alterations to ground levels and/or inadequate drainage associated with the development have changed the natural flow of surface water, directing excess runoff onto my property. I am extremely concerned about the continued damage and the potential long-term impact if this matter is not resolved urgently.

I request that this issue be investigated as a matter of priority and that immediate remedial action be taken to prevent further flooding and damage. Please also provide details of the steps that will be taken and a clear timescale for resolution.

Please treat this correspondence as a formal complaint. I am able to provide photographs, dates of incidents, and any further information required, and I am willing to allow access for inspection if necessary.

I look forward to your prompt response and a satisfactory resolution.

Yours sincerely,



>><<



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This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

As a public body, the Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000 unless the information in it is covered by one of the exemptions in the Act.

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

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 19 November 2025 17:42  
**To:** Proctor, David; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: FW:warehouses  
**Attachments:** Astley Park Way warehouses site visit.docx; WIGAN-BED-ST-00-DR-S-0900-C03-Proposed Levels Layout - points labelled.pdf

Good evening all,

As discussed in the meeting earlier, please see attached the report of today's site visit and a separate PDF copy of the approved plan which has the reference points labelled.

I have made a mistake with one of the readings, it was at point F. The approved level is 47.9 and I had said that the reading taken was 47.46. This is incorrect and the actual reading is 47.76.

Thank you

[REDACTED]  
**Planning Enforcement Officer**  
Places Directorate Economy and Skills  
Wigan Council  
Wigan Life Centre(South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

**Postal Address:**  
Wigan Council, Places Directorate, Economy and Skills  
Wigan Life Centre, PO Box 100, Wigan, WN1 3DS  
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**From:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Sent:** 13 November 2025 09:47  
**To:** [REDACTED] DMenquiries <DMenquiries@wigan.gov.uk>

Cc: [REDACTED]

**Subject:** RE: FW:warehouses

**Importance:** High

Hi,

We've been told that as of today the path is still flooded – now described as “the path at the top of Garrett Hall Lane”. Can this be checked out again please – we'll need one of our own people to go, to make sure that we're looking at the right place. Today or tomorrow.

Can I also check where we're up to as regards attending site to measure the bunds please? The same report says that there are cameras on top of the bunds at various points – I presume this is actually surveying kit but would be helpful to know.

Let me know how you get on.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

Place Directorate

Wigan Council

Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ

[REDACTED]

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**From:** [REDACTED]

**Sent:** 06 November 2025 13:07

**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>; [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: FW:warehouses

Good afternoon,

I have been in contact with the site manager and he's been out to have a look at the footpath this morning.

Currently, there are no issues (please see email attached) but he's now aware and will be keeping an eye on the situation.

Thank you

[REDACTED]

**Planning Enforcement Officer**

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

**Postal Address:**

Wigan Council, Places Directorate, Economy and Skills  
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**From:** [REDACTED]  
**Sent:** 05 November 2025 12:19  
**To:** [REDACTED]  
**Cc:** planningenforcement <[planningenforcement@wigan.gov.uk](mailto:planningenforcement@wigan.gov.uk)>  
**Subject:** FW: FW:warehouses  
**Importance:** High

Hi [REDACTED] can you pick this up today please.

Thanks

[REDACTED]  
**Deputy Team Leader – Development Management**

**My working days are Monday - Thursday**

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

---

**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Sent:** 05 November 2025 11:54  
**To:** DMenquiries <[DMenquiries@wigan.gov.uk](mailto:DMenquiries@wigan.gov.uk)>; [REDACTED]  
**Subject:** FW: FW:warehouses

Hi all,

Can contact be made with the site manager please, to understand whether this has actually been caused by the construction site and whether any mitigation is needed?

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ



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**From:** [Redacted]  
**Sent:** 05 November 2025 11:49  
**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Cc:** Members Enquires <[EEME@wigan.gov.uk](mailto:EEME@wigan.gov.uk)>  
**Subject:** Fw: FW:warehouses

Hi David  
See the FB post below. Flooding has occurred as a result of the development and children have to be carried to school  
Members enquiries please open a new enquiry  
Best wishes



---

**From:** [Redacted]  
**Sent:** Wednesday, November 5, 2025 11:46:44 am  
**To:** [Redacted]  
**Subject:** FW:

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Best wishes [Redacted]

----- Original message -----

From: [REDACTED]

Date: 05/11/2025 11:45 (GMT+00:00)

To: [REDACTED]

Subject:

<https://www.facebook.com/share/p/1UKuoTJonm/>

Best wishes [REDACTED]

>><<



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 19 December 2025 11:59  
**To:** [REDACTED]  
**Subject:** Re: Flooding Response Update – Astley Business Park Development

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi [REDACTED]

Unfortunately patience and understanding is running thin. The lack of competency displayed by Wigan Council to hold the developers to account here is quite ridiculous.

I can only conclude that Wigan Council do not care a dot for the children of Garrett Hall and the residents affected by this development.

Granting permission for warehouses of this scale to be built next to houses and a primary scale should be under investigation by the council.

I hope everyone involved has a terrible Christmas as I'm sure many of our residents will have as a result of Wigan Council's inaction.

Regards

[REDACTED]

Sent from my iPhone

On 19 Dec 2025, at 11:27, [REDACTED] wrote:

Good Morning

We want to update you about the measures being taken to respond to reports of flooding at the Astley Business Park development.

We have been continuing to monitor the situation, and our enforcement officers and drainage engineers have been on site this week to review the effectiveness of the steps taken so far. It is clear that the drainage channel, which was installed last week, has not resolved the flooding issue. As referenced in our recent response, we did commit to monitoring this issue and taking further action if needed.

We have therefore escalated this matter with the developer directly and met with their engineers yesterday (18<sup>th</sup> December). As a result of that meeting, the developer's engineers are designing a permanent drainage solution to prevent future issues. In the meantime, they will be implementing additional measures this week to address the immediate risk.

As such, their team is on site this week, digging a new trench and installing a more substantial drainage system that will be connected to the site's existing drainage infrastructure. Ingress slits are also being added to help water in adjacent areas to reach the new drain. This is expected to deal with the issues affecting the public footpath and properties on Tanhouse Avenue.

In the area to the rear of Thistle Croft the issue is slightly different, and relates to the current slope of the land towards the properties from the base of the bund, while the site is under construction. The final design for this part of the site includes reprofiling this area so that water falls away from the garden fences. The developer is committed to undertaking this work but it will not be possible until more of the landscaping is installed and the ground is drier. In the meantime the Council has secured agreement from the developer to undertake some smaller scale works in this area to help keep water away from residential boundaries.

Over the festive period, the developer has committed to continuing to monitor the site closely. Security measures, including CCTV coverage of affected areas, will remain in place. The developer has also confirmed that they have an action plan in place in the event that any issues occur at the site while it is closed. If you have any concerns or observations during this time or moving forward, please contact the developer at

[astleysite@tanro.co.uk](mailto:astleysite@tanro.co.uk) – this email will be monitored over the period.

We have received assurances from the developer that they will continue providing support to ensure that the issue is resolved in the short and long term.

Thank you for your patience and understanding as we work to resolve this matter.

Kind regards

[Redacted signature]

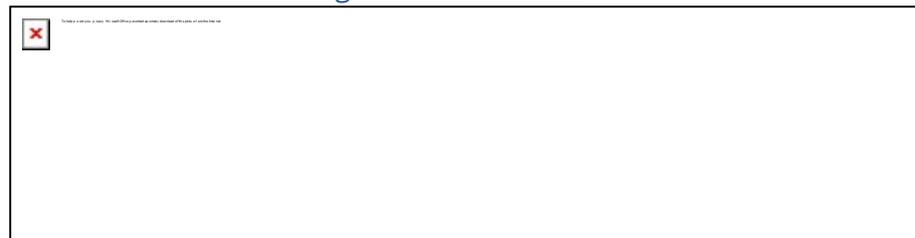
**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
Wigan WN1 1NJ

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

---

[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
22 December 2025 10:18

**To:**

**Subject:**

[REDACTED]  
Re: Flooding Response Update – Astley Business Park Development

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Good morning,

Thank you for your response, the contents of which are duly noted. However, I would just like to make a few observations of my own,

1/. When you say that the flooding issue that we are now suffering bordering [REDACTED] is because of the "current slope of the land towards the properties" then why was this completely obvious issue not identified before hundreds of tons of earth no doubt containing a large percentage of clay was dumped only a few feet from our back gardens? Who was responsible for undertaking a soil/flood survey prior to this bund being dumped so close to our properties?

It seems to me that not a single thought was ever given to this issue and the impact that was always 100% going to happen, which is a complete and utter disgrace from all concerned.

2/. I must also say that I find your statement that "The final design for this part of the site includes reprofiling this area so that water falls away from the garden fences. The developer is committed to undertaking this work but it will not be possible until more of the landscaping is installed and the ground is drier. In the meantime the Council has secured agreement from the developer to undertake some smaller scale works in this area to help keep water away from residential boundaries" absolutely staggering. Firstly, because if there really was a plan to ensure that "water falls away from the garden fences" just why was this plan not put into place from the outset when these ridiculous bunds of soil and earth were dumped, and before we entered the winter months and all the wet weather that was always going to arrive.

3/. Finally, as a result of the inevitable flooding around the base of my garden fence and the supporting posts that are now sitting in upto a foot of water, which by your own words is not going to go away until "the ground is drier", that is inevitably going to be several months away now as we are still in December. So, as a result of Wigan Council and the developer now admitting that these flooding issues are directly attributable to this development we will be holding you both to account for the damage to our fences and gardens that will inevitably be the case now as a result of this flooding, and we will be expecting 100% of the cost any reparations to be met by the developer. That's the absolute bare minimum that should happen.

I look forward to hearing your response,

[REDACTED]  
[Yahoo Mail: Search, organise, conquer](#)

On Fri, 19 Dec 2025 at 12:27, [REDACTED] wrote:

Good Morning

We want to update you about the measures being taken to respond to reports of flooding at the Astley Business Park development.

We have been continuing to monitor the situation, and our enforcement officers and drainage engineers have been on site this week to review the effectiveness of the steps taken so far. It is clear that the drainage channel, which was installed last week, has not resolved the flooding issue. As referenced in our recent response, we did commit to monitoring this issue and taking further action if needed.

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As such, their team is on site this week, digging a new trench and installing a more substantial drainage system that will be connected to the site's existing drainage infrastructure. Ingress slits are also being added to help water in adjacent areas to reach the new drain. This is expected to deal with the issues affecting the public footpath and properties on Tanhouse Avenue.

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We have received assurances from the developer that they will continue providing support to ensure that the issue is resolved in the short and long term.

Thank you for your patience and understanding as we work to resolve this matter.

Kind regards

[REDACTED]

**Development Management Team Leader**

Place Directorate

Wigan Council  
Wigan Life Centre (South Site)

College Avenue

Wigan WN1 1NJ

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---

[Redacted]

**From:** Planning  
**Sent:** 13 January 2026 16:36  
**To:** [Redacted]  
**Subject:** RE: Flooding

Good Afternoon [Redacted]  
Thank you for your enquiry and I am sorry to hear about the flooding issues. This matter is now being dealt with by the developer so please could you contact them directly by email at [astleysite@tanro.co.uk](mailto:astleysite@tanro.co.uk)

Kind regards

[Redacted]

**Development Management Team Leader**

Place Directorate  
Wigan Council  
Wigan Life Centre (South Site)  
College Avenue  
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---

**From:** Wigan Council <no-reply@wigan.gov.uk>  
**Sent:** 12 January 2026 16:33  
**To:** Planning <Planning@wigan.gov.uk>  
**Subject:** Enquiry for Planning via Network Management reporting

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**



The following enquiry for **Planning** has been submitted via the **Report a drainage grid / gullies issue** case type.

We have now closed down this case and informed the reporter that we have redirected their report and someone will be in touch from your service.

The resident contact details are:

Name: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Telephone: [REDACTED]

Issue:

Enquiry description: **Trenches put in due to previous flooding due to the super warehouse at the back of her property. This morning she has noticed that the flooding is over the decking which goes up to the house to enter. She is concerned that the water levels will rise and the water will enter the property**

Location: [Click to view](#)

Additional location details: **Garden at the back of the property**

Notes: **N/A**

>><<



[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 January 2026 13:16  
**To:** Proctor, David  
**Cc:** [REDACTED]  
**Subject:** FW: Astley puddle  
**Attachments:** RE: Flooding on the footpath from Tanhouse Ave to Garrett Hall Primary School  
[Filed 21 Jan 2026 11:27]

**Categories:** Read/Respond/Action

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi David,

TanRo have taken some pictures of the puddle this morning (please see below) they have also responded to the complaint (attached).

It is clear to us that this ongoing issue on the footpath is being caused by the dip in the footpath which we have highlighted previously to the Council.

Can I request you review this as it may be that lifting it slightly in the areas that are constantly pooling will address the issue.

Thanks,

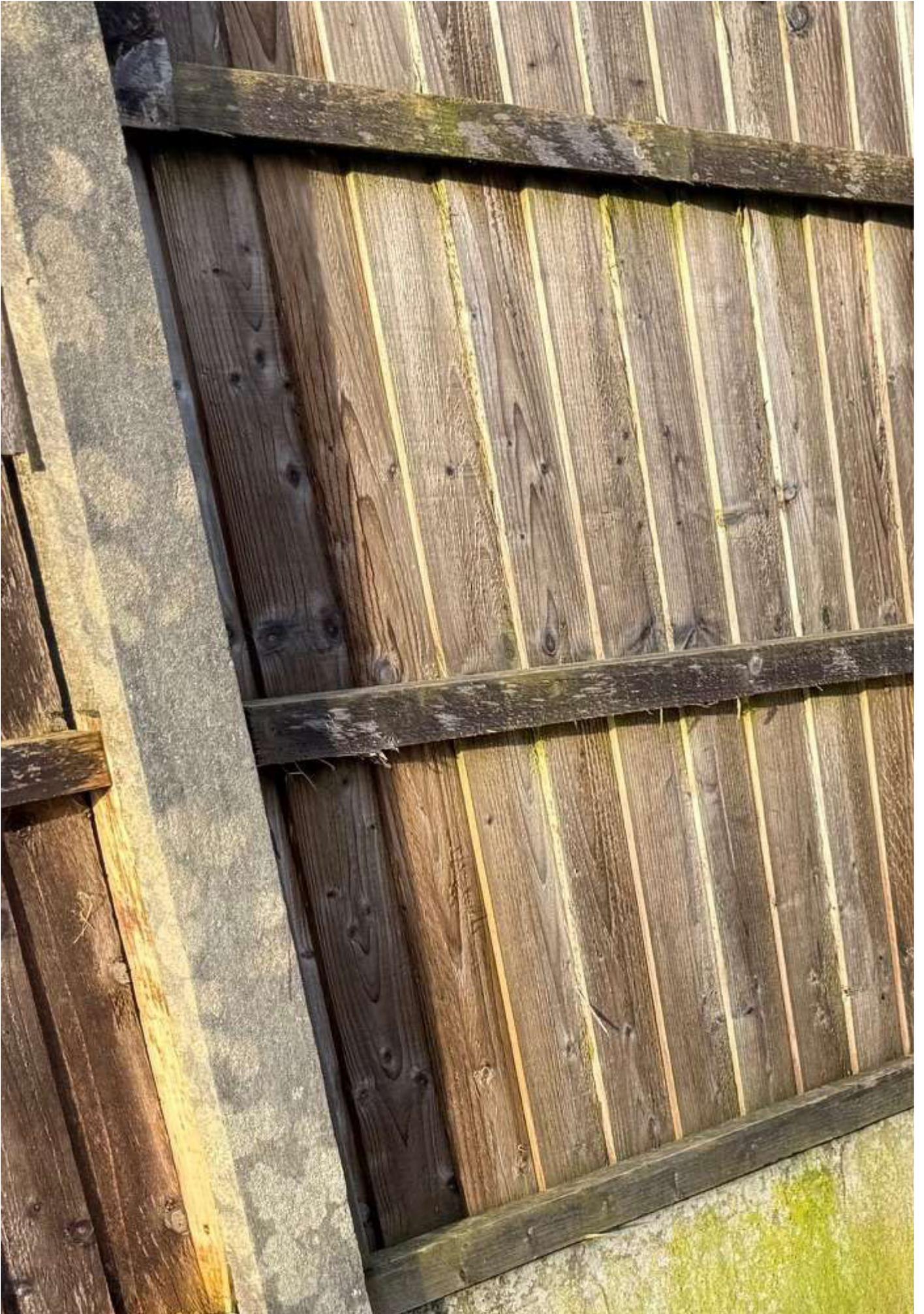
[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 January 2026 12:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW:







Sent from my iPhone

[REDACTED]

---

**From:** Astley Site <astleysite@tanro.co.uk>  
**Sent:** 21 January 2026 11:27  
**To:** [REDACTED]  
**Cc:** Thatcher, Aidan; [REDACTED]  
**Subject:** RE: Flooding on the footpath from Tanhouse Ave to Garrett Hall Primary School  
[Filed 21 Jan 2026 11:27]

Good Morning [REDACTED]

The drainage enabling works are ongoing and we expect the enhanced works to be completed to the area of footpath by the 30/01. These works will replace the temporary solution.

Kind Regards

Astley Business Park

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

**From:** [REDACTED]  
**Sent:** 21 January 2026 09:30  
**To:** [REDACTED]  
**Cc:** aidan.thatcher@wigan.gov.uk; [REDACTED]  
**Subject:** Re: Flooding on the footpath from Tanhouse Ave to Garrett Hall Primary School

Hi [REDACTED]/Aidan,

In case you are not already aware, I wanted to flag that the path leading to Garrett Hall Primary School from Tanhouse Ave is again impassable for children without an adult to carry them through the flooding caused by the site.

I have witnessed several children complaining that their shoes and socks are wet through as a result which I'm sure you can imagine is an unacceptable way for them to start the day on such a cold morning.

Please can you confirm what is being done to rectify this issue. Following the failed attempt to solve the problem using a trench an email was distributed by Wigan Council stating a drain would be installed however there has been no sign of any effort to remedy the problem since the note which was over a month ago.

The lack of effort here could be an oversight or due to incompetence of either Wigan Council, Tanro or both. It does appear however that there is a significant lack of empathy or concern towards the children and residents of Astley displayed by the council and Tanro which is evidenced on a regular basis. The level of ill feeling from our community appears to be escalating and unless matters raised are taken seriously I would expect direct legal action to disrupt the operation of the site to begin in the very near future.

Best Regards

[REDACTED]

Sent from my iPhone

> On 9 Dec 2025, at 14:39, [REDACTED] wrote:  
>  
> Hi [REDACTED]  
>

> Whilst I appreciate the response I do not understand why no action is being taken to rectify the issue.

>

> This is the state of the path today. This is completely unacceptable. Please can you confirm what action is being taken and when it is scheduled to take place.

>

> Regards

>

> [REDACTED]

>

> <image0.jpeg>

>

>

>

>

>

> Sent from my iPhone

>

>> On 8 Dec 2025, at 08:57, [REDACTED] wrote:

>>

>> Hi [REDACTED]

>>

>> Apologies for the late response I was on annual leave on Friday. There is a meeting today with the Local Authority regarding this issue. I will provide an update once this has been carried out.

>>

>> Regards

>>

>> [REDACTED]

>>

>> -----Original Message-----

>> From: [REDACTED]

>> Sent: 04 December 2025 20:35

>> To: [REDACTED] aidan.thatcher@wigan.gov.uk

>> Subject: Flooding on the footpath from Tanhouse Ave to Garrett Hall Primary School

>>

>> Good evening,

>>

>> I have been passed your contact details following several attempts to find competency and courtesy from both Tanro and Wigan Council have failed.

>>

>> I use the footpath between Tanhouse Avenue and several times a week on our school run to my daughter's school. The state of the path on even mild rainy days has become ridiculous since the large mounds of dirt have been formed immediately behind the primary school.

>>

>> This evening I waded through water, mud and god knows what chemicals have flowed of the recently treated mound of dirt.

>>

>> Please can someone deal with this issue and have the courtesy to respond to my emails. If no response is received and our children continue to be forced to wade through flood water I will be forced to resort legal means in disrupting the operation of the site as all civil and official methods of addressing this issue will have been exhausted.

>>

>> Best Regards

>>

>> [REDACTED]

>> [REDACTED]

>>

>>

>> Sent from my iPhone

[REDACTED]

---

**From:** Proctor, David  
**Sent:** 21 January 2026 13:24  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley puddle

Thanks [REDACTED]

I will ask the question about raising the path level here (or you could propose it as a social value act), but in the meantime is it not possible to cut some channels under the Heras fence line, to take water from the path into the new land drain? Even if this isn't run-off from the bunds, there's still a view that the works have held back water that previously used to drain from the path. We don't have any record of reports of ponding here before the development commenced.

Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

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[www.facebook.com/WiganCouncilOnline](https://www.facebook.com/WiganCouncilOnline)

---

**From:** [REDACTED]  
**Sent:** 21 January 2026 13:16  
**To:** Proctor, David <D.Proctor@wigan.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** FW: Astley puddle

**CAUTION External E-Mail: Take extra care before clicking links, attachments and actioning requests. Think Before you Click**

Hi David,

TanRo have taken some pictures of the puddle this morning (please see below) they have also responded to the complaint (attached).

It is clear to us that this ongoing issue on the footpath is being caused by the dip in the footpath which we have highlighted previously to the Council.

Can I request you review this as it may be that lifting it slightly in the areas that are constantly pooling will address the issue.

Thanks,

█

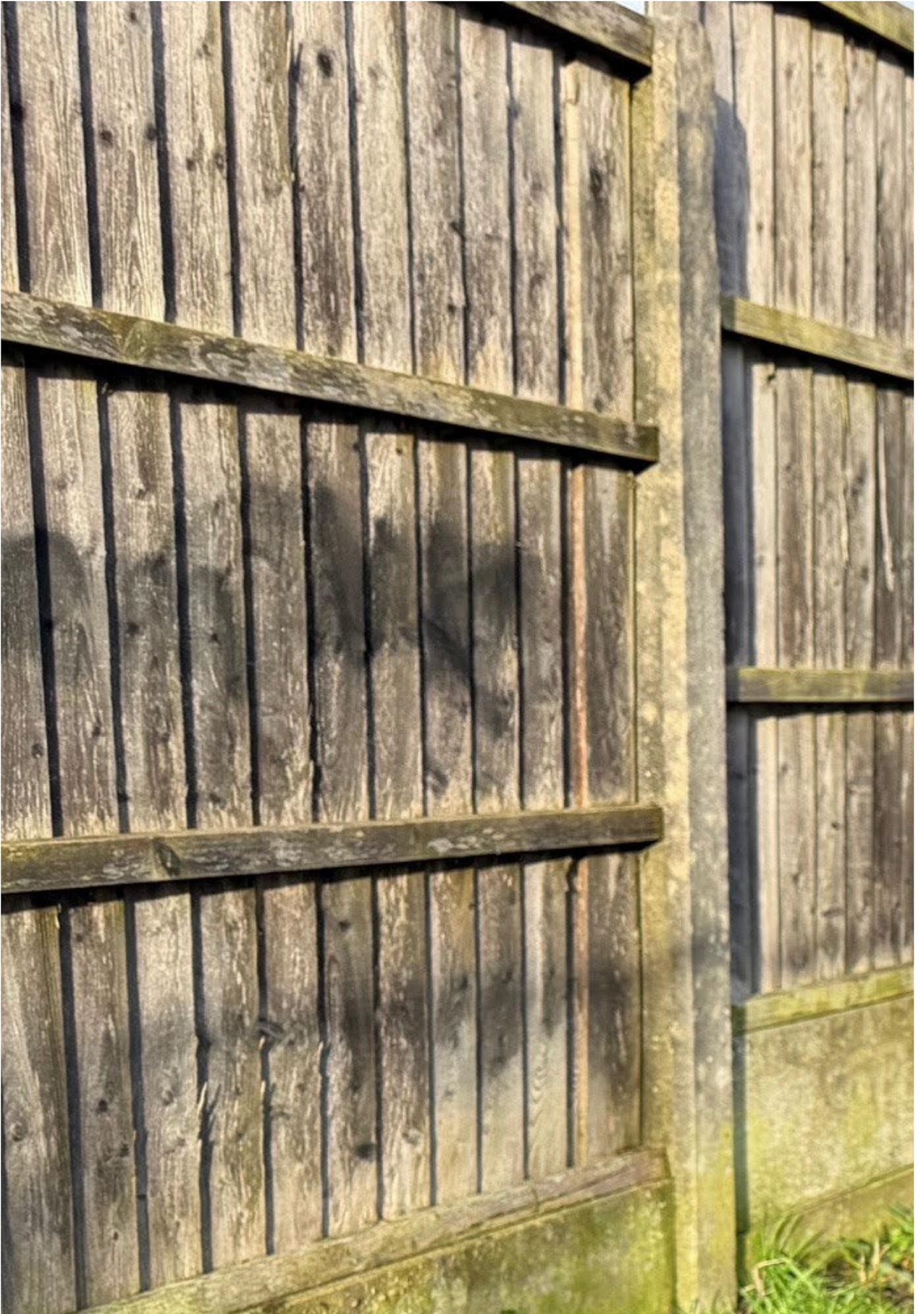
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**From:** █

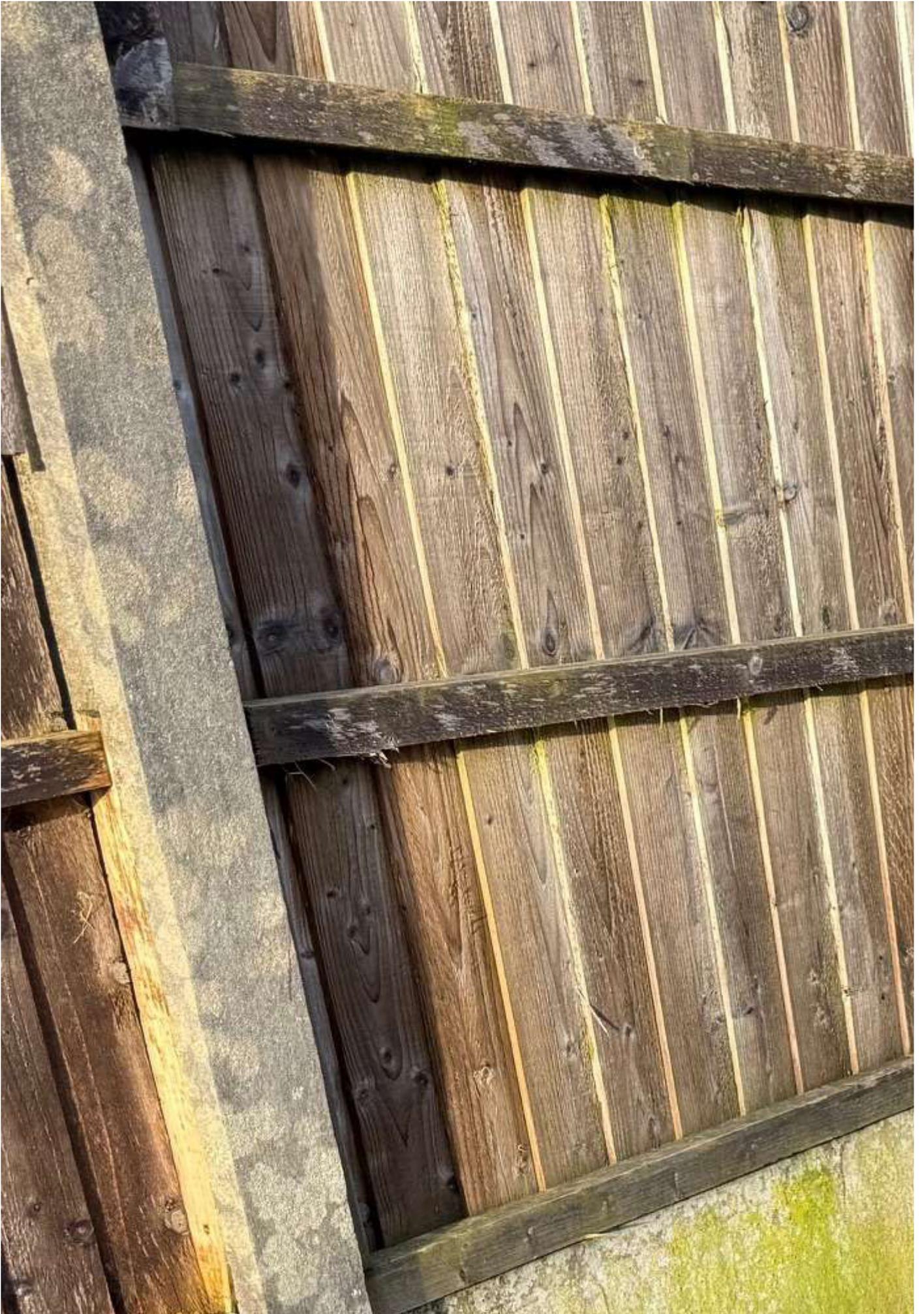
**Sent:** 21 January 2026 12:53

**To:** █

**Subject:** FW:







Sent from my iPhone

[REDACTED]

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**From:** Proctor, David  
**Sent:** 21 January 2026 12:10  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
[REDACTED] Astley - path flooding

**Importance:** High

[REDACTED]

We've been told that the path leading to the primary school has flooded again today.

Can we urgently have this looked at from your side please, a solution put in place to deal with the immediate issue (assuming one does exist), and an update on why this appears to still be happening given the work that has been done. I'll need a response today please.

Thanks  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**

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

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[REDACTED]

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**From:** Proctor, David  
**Sent:** 22 January 2026 10:14  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley puddle

Thanks [REDACTED] appreciate your help with this.

Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
Wigan Life Centre (South site), College Avenue, Wigan WN1 1NJ  
[REDACTED]

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**From:** [REDACTED]  
**Sent:** 22 January 2026 09:06  
**To:** Proctor, David <D.Proctor@wigan.gov.uk> [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley puddle

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Morning David,

We are working towards this area from the outfall which is to the South, the intention has been to complete the channel and pipe works to this area in one swift operation rather than spread across different dates.

However, we will review the sequence and see if it is practical to back lay the pipe work up to the work already completed and in turn complete the sectional removal of the raised verge at an earlier date. It's worth noting that some standing water may remain due to the levels/dip in the footpath but we will do what we can to alleviate.

**Kind Regards**

[REDACTED]

Project Manager



Delivery Focused Main Contracting



W: [www.tanro.co.uk](http://www.tanro.co.uk)



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**From:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Sent:** 21 January 2026 13:24  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley puddle

Thanks [REDACTED]

I will ask the question about raising the path level here (or you could propose it as a social value act), but in the meantime is it not possible to cut some channels under the Heras fence line, to take water from the path into the new land drain? Even if this isn't run-off from the bunds, there's still a view that the works have held back water that previously used to drain from the path. We don't have any record of reports of ponding here before the development commenced.

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**Assistant Director, Planning and Regeneration**  
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**From:** [REDACTED]  
**Sent:** 21 January 2026 13:16  
**To:** Proctor, David <[D.Proctor@wigan.gov.uk](mailto:D.Proctor@wigan.gov.uk)>  
**Cc:** [REDACTED]  
**Subject:** FW: Astley puddle

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Can I request you review this as it may be that lifting it slightly in the areas that are constantly pooling will address the issue.

Thanks,

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** 21 January 2026 12:53  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW:

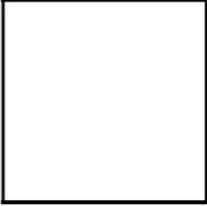






Sent from my iPhone

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**From:** [REDACTED]  
**Sent:** 22 January 2026 09:06  
**To:** Proctor, David; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Astley puddle

**Categories:** Read/Respond/Action

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Kind Regards

[REDACTED]  
Project Manager



Delivery Focused Main Contracting



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**From:** Proctor, David <D.Proctor@wigan.gov.uk>

**Sent:** 21 January 2026 13:24

**To:** [Redacted]  
**Cc:** [Redacted]

**Subject:** RE: Astley puddle

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Regards  
David

**David Proctor**  
**Assistant Director, Planning and Regeneration**  
Place Directorate  
Wigan Council  
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**Cc:** [Redacted]  
**Subject:** FW: Astley puddle

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Can I request you review this as it may be that lifting it slightly in the areas that are constantly pooling will address the issue.

Thanks,

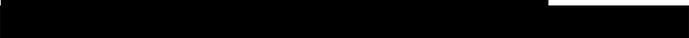


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**From:** 

**Sent:** 21 January 2026 12:53

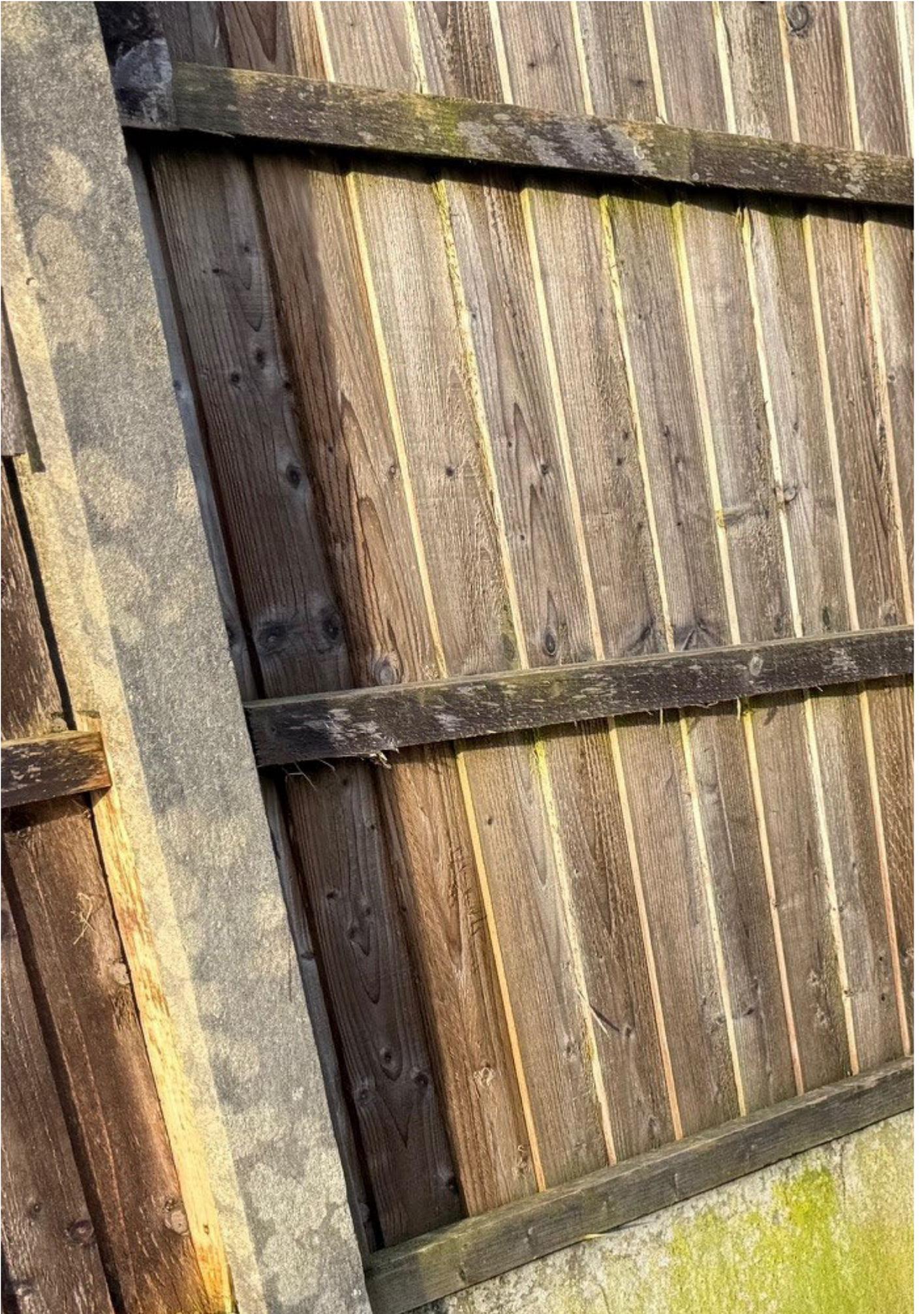
**To:** 

**Cc:** 

**Subject:** FW:

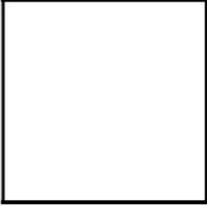






Sent from my iPhone

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

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<b>Date of complaint</b>	<b>Enforcement ref</b>	<b>Issue reported</b>	<b>MEM ref</b>
21.01.2025	25/000042/APPLAN	Removal of hedge runnign to the rear of Thistle Croft	
14.05.2025	25/000169/MISC	Dust blowing over from site and starting work before 9 am	
14.05.2025	25/000169/MISC	Dust blowing over from site	MEM039740
15.05.2025	25/000169/MISC	Dust blowing over from site	MEM039592
19.05.2025	25/000169/MISC	Dust blowing over from site	MEM039742
19.05.2025	25/000169/MISC	Dust blowing over from site	MEM039761
13.07.2025	25/000283/APPLAN	Warehouses are being built higher than what was approved	
06.09.2025	25/000169/MISC	Working and operating machinery at 8:45am	
05.11.2025	25/000392/MISC	Flooded path at end of Tanhouse Ave	
05.11.2025	25/000392/MISC	Flooded path at end of Tanhouse Ave	
13.11.2025	25/000392/MISC	Flooded path at end of Tanhouse Ave	
16.11.2025	25/000392/MISC	Flooding of residential rear garden	
01.12.2025	25/000392/MISC	Flooded path at end of Tanhouse Ave	
02.12.2025	25/000392/MISC	Flooded path at end of Tanhouse Ave and residential garden	
03.12.2025	25/000392/MISC	Flooding of residential rear garden	
05.12.2025	25/000392/MISC	Flooding of residential rear garden	
05.12.2025	25/000392/MISC	Flooded path at end of Tanhouse Ave	
08.12.2025	25/000392/MISC	Flooded path at end of Tanhouse Ave	
09.12.2025	25/000392/MISC	Flooded path at end of Tanhouse Ave	





